

27 MAR 2023

भारतीय गैर न्यायिक

दस  
रुपये

₹.10



TEN  
RUPEES

Rs.10

INDIA NON JUDICIAL



ଓଡ଼ିଶା ओडिशा ODISHA

*P.K. DALABHERA*  
Notary, Bhubaneswar 61AA 245385  
Regd. No. ON 46/09

**Supplementary Agreement for Allocation of Share**

THIS AGREEMENT is entered into this on 27<sup>th</sup> day of ...*March*..., 2023. at Bhubaneswar, Odisha.

**BETWEEN**

**SRI. AMARENDRA MOHAPATRA** (Aadhar No.8145-9024-6696, PAN- ACEPM7345Q) aged about 55 years, S/o. Akshya Kumar Mohapatra, by occupation- Service, resident at: B. C. Sen Road, ps: Balesore, dist: Balesore (Odisha) by caste: Service, by profession: Chartered Accountant, Mob: 9437064902; Herein after referred to as "1st Party/The Owner" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his successors-in-title and assigns) of the FIRST PART.



For Stalwart Projects (P) Ltd.

Director

*Amarendra Mohapatra*



*P.K.*  
**P.K. DALA BEHERA**  
Notary, Bhubaneswar  
Regd. No. ON 46/09

AND

M/S STALWART PROJECTS PVT. LTD.; incorporated under the Indian Companies Act 1956, vide Registration No.U450010R2011PTCO13975, PAN: AAQCS1757F; having its registered office at Plot No.1, Tulasi Vihar Complex, Sailashree Vihar, P.O.: Sailashree Vihar, P.S.: Chandrasekharapur, Bhubaneswar, Dist.-Khurda, represented through its Director, **SRI SHARAT KUMAR SAHU** aged about 56 years son of Late Narahari Sahu; herein after referred to as "2<sup>nd</sup> Party/ The Developer" (which expression unless excluded by or repugnant to the subject or context shall deem to mean and include its successors, assigns, representatives etc.) of the SECOND PART.

WHEREAS, both the parties have made a Regd. Development Agreement vide ID No.1082200973 on dtd.24.01.2022 for an apartment project in the land of the 1<sup>st</sup> party having Plot No.306/1712/4256 on sharing basis which is latter named as "STALWART SKYCITY" which is fully described in the "Schedule of Property" with an adjacent plot of other owner. As per the conditions of the said development agreement the 1<sup>st</sup> party has made a GPA in favour of the 2<sup>nd</sup> party, registered in the District Sub-Registrar, Khurda vide ID No.1082200974 & Document No.11082200931 Dated.24.01.2022 along with consent for development and construction of residential and commercial complex after taking due permission from the statutory authority, the work will be going to be started by the developer for construction of residential and commercial complex called "STALWART SKYCITY".

For Stalwart Projects (P) Ltd.

Director

*Amarendra Mohapatra*



  
**P.K. DALA BEHERA**  
Notary, Bhubaneswar  
Regd. No. ON 46/09

AND WHEREAS it is within the knowledge of both the party that the schedule property situated in mouza-PATIA was connected by a road of 22' (ft) left by vendor of party of 1<sup>st</sup> part Sri Gopal Chandra Sahu and also 1<sup>st</sup> party has given consent to purchase the road left by Sri Gopal Ch Sahu in favour of 2<sup>nd</sup> party for getting a complete patch of land of Ac.1.000 decimal or more accordingly with the consent & knowledge of party of the 1<sup>st</sup> part, the 2<sup>nd</sup> party has purchased the road of 22' (ft) along with last part of the sub plot in shape of "T" from the original land owner Sri Gopal Chandra Sahu vide regd. saledeed document no.11082007708 dtd.07.10.2020 and the 1<sup>st</sup> party has no objection on developing of the project with inclusion of said plot.

AND WHEREAS the developer has obtained the BMC approval after fulfilling all the guidelines vide BMC approval file no.MBP-BMC-02-0096/2020 Letter No.14363, dtd.27.03.2023.

Now this allocation agreement is witnessed as hereunder :

**TERMS AND CONDITIONS :**

1. That the land owner will be allocated one 4BHK namely Flat No.1009, 10<sup>th</sup> floor on Block-B of Carpet area 1135sqft, Built up area 1369sqft in residential project with undivided proportionate land share as per the documents GPA and Development Agreement executed between both the parties.
2. That the First Party (land owner) hereby verified the BMC approval plan & letter, clearly understood its conditions and the sizes of the flats as well as the size of the rooms and other parameters, then showed the interest to take one 4BHK.



For Stalwart Projects (P) Ltd.

Director

*Amarendra Mohapatra*



**P.K. DALA BEHERA**  
Notary, Bhubaneswar  
Regd. No. ON 46/09

This shall stand as the full & final settlement & entitlement of the Land Owner against their land of Ac.0.050 decimals and the Land Owner i.e. party of the 1<sup>st</sup> Part shall not be entitled to any other kind of settlement and the balance constructed of proposed project exclusively fall to the share & entitlement of the part of the 2<sup>nd</sup> Part/Developer, who shall always be free to deal with in any manner it so like including that of sale, pledge, Lease, Rent out etc.)

3. That the First Part(land owner) has also been allocated One no. of four-wheeler double size dependent parking space namely: 1009/B in basement floor.
4. That the First Party (land owner) hereby agrees to participate in the formation of Residents' Welfare Society/Association of the "STALWART SKYCITY" Project and obey its rules, regulations, bylaws etc. and contribute the amount proportionate to his allocated units towards maintenance fee etc.
5. That after this allocation the 1<sup>st</sup> party has no objection for the 2<sup>nd</sup> party to dispose rest part of the residential area along with undivided portion of land area towards the project requirements and the Land-owner hereby undertakes that he or his legal heirs will not claim any right over rest of the residential area, common area & other facilities of the project including set-back, road, open space or any other area.

For Stalwart Projects (P) Ltd.

Director

Amarendra Mohapatra





**P.K. DALA BEHERA**  
Notary, Bhubaneswar  
Regd. No. ON 46/09

6. That the above said allocated flats of the land-owner are free from all encumbrances whatsoever or whosoever and the owner has full power & absolute right to deal with the same as he think proper.
7. That if any difference arises between the parties, shall be settled mutually. The jurisdiction in this regard shall be the court of Bhubaneswar only.

**SCHEDULE OF PROPERTY**

**Dist. Khurda, Tahasil. Bhubaneswar, P.S. New Capital,  
Thana No.22, Hal P.S.Chandrasekharpur, under the jurisdiction of  
District Sub-Registrar, Khurda, Bhubaneswar.**

**Mouza-PATIA, Khata No.-474/3700, Plot No.306/1712/4256,  
Sthitiban, Area-Ac.0.050 Decimals, Kisam- Gharabari.**



For Stalwart Projects (P) Ltd.

Director

Amaran Das, Member of the



IN WITNESS WHERE OF the parties to this deed of Allocation Agreement being agreed with the terms and conditions stated above sign this on the day and date mentioned above in presence of the following witnesses.

WITNESS

1. Himanshu Nayak  
C.S.P. BBSR

Amarendra Mohapatra

Signature of 1<sup>st</sup> party/land owner

2. Praveen Sahoo.  
Nikadai Vihar  
BBSR-21

For Stalwart Projects (P) Ltd.

*Asad*  
Director

Signature of 2<sup>nd</sup> party/developer

*P.K. DALA BEHERA*

P.K. DALA BEHERA  
Notary, Bhubaneswar  
Regd. No. ON 46/09





**OWNER SHARE**

**(SRI. AMARENDRA MOHAPATRA)**

Sr No.	Flat No.	Floor	Block	Type	Built up area in sqft	Carpet Area in sqft	Carpet Area in sqmt	Balcony Area in sqmt	Parking No.
01	1009	10th	B	4BHK	1369	1135	105.47	9.54	1009/B

For Stalwart Projects (P) Ltd.

  
Director

Amarendra Mohapatra





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*P.K. DALA BEHERA*  
Notary, Bhubaneswar  
Regd. No. ON 46/09

62AA 917894

**Supplementary Agreement for Allocation of Share**

THIS AGREEMENT is entered into this on 27<sup>th</sup> day of  
...March..., 2023 at Bhubaneswar, Odisha.

**BETWEEN**

SMT. SUSHAMA SAHU (Aadhar No.7039-2042-4024)  
aged about 61 years, W/o. Satyanarayan Sahu, by occupation-  
Housewife, by caste- Rangani, resident at/po/ps: Narayan Nagar,  
Hinjilicut, dist: Ganjam (Odisha); Herein after referred to as "1st  
Party/The Owner" (which expression shall unless it be repugnant  
to the context or meaning thereof shall mean and include her  
successors-in-title and assigns) of the FIRST PART.


*Sushama Sahu*

For Stalwart Projects (P) Ltd.

Director





  
P.K. DALA BEHERA  
Notary, Bhubaneswar  
Regd. No. ON 46/09

AND

M/S STALWART PROJECTS PVT. LTD.; incorporated under the Indian Companies Act 1956, vide Registration No.U450010R2011PTCO13975, PAN: AAQCS1757F; having its registered office at Plot No.1, Tulasi Vihar Complex, Sailashree Vihar, P.O.: Sailashree Vihar, P.S.: Chandrasekharapur, Bhubaneswar, Dist.-Khurda, represented through its Director, SRI SHARAT KUMAR SAHU aged about 56 years son of Late Narahari Sahu; herein after referred to as "2<sup>nd</sup> Party/ The Developer" (which expression unless excluded by or repugnant to the subject or context shall deem to mean and include its successors, assigns, representatives etc.) of the SECOND PART.

WHEREAS, both the parties have made a Regd. Development Agreement vide ID No.1082213996, Document No.11082213315 on Dtd.28.09.2022 for an apartment project in the land of the 1<sup>st</sup> party having Plot No.306/1712/5772 on sharing basis which is latter named as "STALWART SKYCITY" which is fully described in the "Schedule of Property" with an adjacent plot of other owner. As per the conditions of the said development agreement the 1<sup>st</sup> party has made a GPA in favour of the 2<sup>nd</sup> party, registered in the District Sub-Registrar, Khurda vide ID No.1082213997 & Document No.11082213314 Dated.28.09.2022 along with consent for development and construction of residential and commercial complex after taking due permission from the statutory authority, the work will be going to be started by the developer for construction of residential and commercial complex called "STALWART SKYCITY".


Suresh Sahu

For Stalwart Projects (P) Ltd.

  
Director





  
**P.K. DALA BEHERA**  
Notary, Bhubaneswar  
Regd. No. ON 46/09

AND WHEREAS it is within the knowledge of both the party that the schedule property situated in mouza-PATIA was connected by a road of 22' (ft) left by vendor of party of 1<sup>st</sup> part Sri Gopal Chandra Sahu and also 1<sup>st</sup> party has given consent to purchase the road left by Sri Gopal Ch Sahu in favour of 2<sup>nd</sup> party for getting a complete patch of land of Ac.1.000 decimal or more accordingly with the consent & knowledge of party of the 1<sup>st</sup> part, the 2<sup>nd</sup> party has purchased the road of 22' (ft) along with last part of the sub plot in shape of "T" from the original land owner Sri Gopal Chandra Sahu vide regd. saledeed document no.11082007708 dtd.07.10.2020 and the 1<sup>st</sup> party has no objection on developing of the project with inclusion of said plot.

AND WHEREAS the developer has obtained the BMC approval after fulfilling all the guidelines vide BMC approval file no.MBP-BMC-02-0096/2020 Letter No.14363, dtd.27.03.2023.

Now this allocation agreement is witnessed as hereunder :

### TERMS AND CONDITIONS :

1. That the First Part (land owner) hereby verified the BMC approval plan & letter, clearly understood its conditions and the sizes of the flats as well as the size of the rooms and other parameters, then chosen the Flat No.601, 4BHK with built up area of 1419 sqft on sixth floor on Block-B as owner share with undivided proportionate land area to the above said flats as per the Govt. law for the apartments, which are hereby allocated to her and will be handed over after finishing the construction.



*Sulata Sahu*

For Stalwart Projects (P) Ltd.

  
Director

*P.K. DALA BEHERA*  
Notary, Bhubaneswar  
Regd. No. ON 46/09

2. That the First Part(land owner) has also been allocated one no. of four-wheeler parking space namely: 601/B in basement floor.
3. That the First Party (land owner) hereby agrees to participate in the formation of Residents' Welfare Society/Association of the "STALWART SKYCITY" Project and obey its rules, regulations, bylaws etc. and contribute the amount proportionate to her allocated units towards maintenance fee etc.
4. That after this allocation the 1<sup>st</sup> party has no objection for the 2<sup>nd</sup> party to dispose rest part of the residential area along with undivided portion of land area towards the project requirements and the Land-owner hereby undertakes that she or her legal heirs will not claim any right over rest of the project area, common area & other facilities of the project including set-back, road, open space or any other area.
5. That the above said allocated flats of the land-owner are free from all encumbrances whatsoever or whosoever and the owner has full power & absolute right to deal with the same as she think proper.
6. That if any difference arises between the parties, shall be settled mutually. The jurisdiction in this regard shall be the court of Bhubaneswar only.

*Surbha Sahu*

For Stalwart Projects (P) Ltd.

Director





## SCHEDULE OF PROPERTY

Dist. Khurda, Tahasil. Bhubaneswar, P.S. New Capital,  
Thana No.22, Hal P.S.Chandrasekharpur, under the jurisdiction of  
District Sub-Registrar, Khurda, Bhubaneswar.

Mouza-PATIA, Khata No.-474/6291, Plot  
No.306/1712/5772, Sthitiban, Area-Ac.0.055 Decimals, Kisam-  
Gharabari.

IN WITNESS WHERE OF the parties to this deed of  
Allocation Agreement being agreed with the terms and conditions  
stated above sign this on the day and date mentioned above in  
presence of the following witnesses.

### WITNESS

1. *Arjun Kumar Nayak*  
*C.S.P.O. BBR*

*Sukanta Sahu*

Signature of 1<sup>st</sup> party/land owner

2. *Pravat Sahoo.*  
*Nisadhi Vihar.*  
*BBR-21.*

For Stalwart Projects (P) Ltd.

*[Signature]*  
Director

Signature of 2<sup>nd</sup> party/developer



*[Signature]*  
P.K. DALABEHERA  
Notary, Bhubaneswar  
Regd. No. ON 46/09

**OWNER SHARE**

**(SUSHAMA SAHU)**

Sr No.	Flat No.	Floor	Block	Type	Built up area in sqft	Carpet Area in sqft	Carpet Area in sqmt	Balcony Area in sqmt	Parking No.
01	601	6 <sup>th</sup>	B	4BHK	1419	1131	105.04	13.74	601/B

*Sushama Sahu*

For Stalwart Projects (P) Ltd.

*[Signature]*  
Director





27 MAR 2023  
27 MAR 2023



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P.K. DALA BEHERA 62AA 744669  
Notary, Bhubaneswar  
Regd. No. ON 46/09

Supplementary Agreement for Allocation of Share

THIS AGREEMENT is entered into this on 27<sup>th</sup> day of ..March....., 2023. at Bhubaneswar, Odisha.

BETWEEN

SRI. SWAROOP SHEKHAR JEE, aged about 68 years, S/o. Late Sreepal Jee, by occupation- Engineer, by caste- Khstriya, Aadhar Card No.6451-7750-3143, PAN: ACRPJ7799Q, Mob: 9937046674, resident at: Madhusudan Nagar, Tulasipur, Cuttack Sadar, PIN: 753008, Dist: Cuttack (Odisha); Herein after referred to as "1st Party/The Owner" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his successors-in-title and assigns) of the FIRST PART.



W1  
*[Signature]*

For Stalwart Projects (P) Ltd.  
*[Signature]*  
Director

*[Signature]*  
Swaroop Shekhar Jee



*[Handwritten mark]*

**P.K. DALA BEHERA**  
Notary, Bhubaneswar  
Regd. No. ON 46/09

AND

M/S STALWART PROJECTS PVT. LTD.; incorporated under the Indian Companies Act 1956, vide Registration No.U450010R2011PTCO13975, PAN: AAQCS1757F; having its registered office at Plot No.1, Tulasi Vihar Complex, Sailashree Vihar, P.O.: Sailashree Vihar, P.S.: Chandrasekharpur, Bhubaneswar, Dist.-Khurda, represented through its Director, **SRI SHARAT KUMAR SAHU** aged about 56 years son of Late Narahari Sahu; herein after referred to as "2<sup>nd</sup> Party/ The Developer" (which expression unless excluded by or repugnant to the subject or context shall deem to mean and include its successors, assigns, representatives etc.) of the SECOND PART.

WHEREAS, both the parties have made a Regd. Agreement vide ID No.1082202669 on dtd.23.02.2022 for an apartment project in the land of the 1<sup>st</sup> party having Plot No.306/1712/3986 on sharing basis which is latter named as "STALWART SKYCITY" which is fully described in the "Schedule of Property" with an adjacent plot of other owner. As per the conditions of the said development agreement the 1<sup>st</sup> party has made a GPA in favour of the 2<sup>nd</sup> party, registered in the District Sub-Registrar, Khurda vide ID No.1082202670 Dated.23.02.2022 along with consent for development and construction of residential and commercial complex after taking due permission from the statutory authority, the work will be going to be started by the developer for construction of residential and commercial complex called "STALWART SKYCITY".



*W<sub>1</sub>*  
*[Handwritten signature]*

For Stalwart Projects (P) Ltd.

*[Handwritten signature]*  
Director

*[Handwritten signature]*  
Swaroop Shukla



**P.K. DALA BEHERA**  
Notary, Bhubaneswar  
Regd. No. ON 46/09

AND WHEREAS it is within the knowledge of both the party that the schedule property situated in mouza-PATIA was connected by a road of 22' (ft) left by vendor of party of 1<sup>st</sup> part Sri Gopal Chandra Sahu and also 1<sup>st</sup> party has given consent to purchase the road left by Sri Gopal Ch Sahu in favour of 2<sup>nd</sup> party for getting a complete patch of land of Ac.1.000 decimal or more accordingly with the consent & knowledge of party of the 1<sup>st</sup> part, the 2<sup>nd</sup> party has purchased the road of 22' (ft) along with last part of the sub plot in shape of "T" from the original land owner Sri Gopal Chandra Sahu vide regd. saledeed document no.11082007708 dtd.07.10.2020 and the 1<sup>st</sup> party has no objection on developing of the project with inclusion of said plot.

AND WHEREAS the developer has obtained the BMC approval after fulfilling all the guidelines vide BMC approval file no.MBP-BMC-02-0096/2020 Letter No.14363, dtd.27.03.2023.

AND WHEREAS the land owner will be allocated 3no.s of 3BHK flat with Super Built up Area of 1350-1400 sq.ft. with proportionate undivided interest in the land as per Memorandum of Agreement dtd.23.02.2022 as Owner Share for the scheduled property. It is mutually decided that the Owner will take only 2no.s of 3HBK flat as per his choice and receive the consideration amount of balance sq.ft. of 3<sup>rd</sup> flat.

Now this allocation agreement is witnessed as hereunder :



W1  
*Rushanji*

For Stalwart Projects (P) Ltd.  
*[Signature]*

Director

*Suresh Chandra Sahu*

**P.K. DALA BEHERA**  
Notary, Bhubaneswar  
Regd. No. ON 46109

**TERMS AND CONDITIONS :**

1. That the First Party (land owner) hereby verified the BMC approval plan & letter, clearly understood its conditions and the sizes of the flats as well as the size of the rooms and other parameters, then showed the interest to take 2no.s of 3BHK with receiving consideration for the difference sq.ft. of 3<sup>rd</sup> flat as mutually agreed.
2. That with the request of 1<sup>st</sup> party, it is mutually agreed that the party of the 1<sup>st</sup> part will take two no.s 3BHK namely Flat No.2702 & 2708, 27<sup>th</sup> floor on Block-B.
3. It is mutually agreed that the party of the 2<sup>nd</sup> part/ the Developer will pay the amount to the party of 1<sup>st</sup> part/ the Land Owner of Rs.45,00,000/- (Rupees Forty Five Lakh) only within 12(twelve) months from the date of the allotment of Owner Share towards the cost of 750sqft.

This shall stand as the full & final settlement & entitlement of the Land Owner against their land of Ac.0.050 decimals and the Land Owner i.e. party of the 1<sup>st</sup> Part shall not be entitled to any other kind of settlement and the balance constructed of proposed project exclusively fall to the share & entitlement of the part of the 2<sup>nd</sup> Part/Developer, who shall always be free to deal with in any manner it so like including that of sale, pledge, Lease, Rent out etc.)

4. That the First Part(land owner) has also been allocated two no. of four-wheeler parking space namely: 2702/B & 2708/B in basement floor.



W<sub>1</sub>  
*[Signature]*

For Stalwart Projects (P) Ltd.

Director

*[Signature]*  
Swarnop Shekhar



P.K. DALA BEHERA  
Notary, Bhubaneswar  
Regd. No. ON 46/09

5. That the First Party (land owner) hereby agrees to participate in the formation of Residents' Welfare Society/Association of the "STALWART SKYCITY" Project and obey its rules, regulations, bylaws etc. and contribute the amount proportionate to his allocated units towards maintenance fee etc.
6. That after this allocation the 1<sup>st</sup> party has no objection for the 2<sup>nd</sup> party to dispose rest part of the residential area along with undivided portion of land area towards the project requirements and the Land-owner hereby undertakes that he or his legal heirs will not claim any right over rest of the residential area, common area & other facilities of the project including set-back, road, open space or any other area.
7. That the above said allocated flats of the land-owner are free from all encumbrances whatsoever or whosoever and the owner has full power & absolute right to deal with the same as he think proper.
8. That if any difference arises between the parties, shall be settled mutually. The jurisdiction in this regard shall be the court of Bhubaneswar only.

Swaraj Shakti  
For Stalwart Projects (P) Ltd.  
Director

W<sub>1</sub>  
*Ashwini*




**SCHEDULE OF PROPERTY**

Dist. Khurda, Tahasil. Bhubaneswar, P.S. New Capital,  
Thana No.22, Hal P.S.Chandrasekharpur, under the jurisdiction of  
District Sub-Registrar, Khurda, Bhubaneswar.

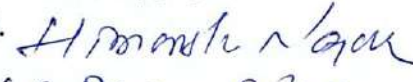
Mouza-PATIA, Khata No.-474/2331, Plot No.306/1712/3986,  
Sthitiban, Area-Ac.0.050 Decimals, Kisam- Gharabari.

IN WITNESS WHERE OF the parties to this deed of Allocation Agreement being agreed with the terms and conditions stated above sign this on the day and date mentioned above in presence of the following witnesses.

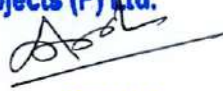
**WITNESS**

1.   
RISHAV JEE  
s/o SWAROOP SHEKHAR JEE  
BASANTIKA (OPPO ROTARY SCHOOL),  
TULSIPUR, MADHUSUDAN NAGAR  
LUTTACK. 753008


  
Signature of 1<sup>st</sup> party/land owner

2.   
Himanshu Kumar  
G.S. PCV Bhubaneswar

**For Stalwart Projects (P) Ltd.**

  
Signature of 2<sup>nd</sup> party/developer **Director**



  
**P.K. DALA BEHERA**  
Notary, Bhubaneswar  
Regd. No. ON 46/09



**OWNER SHARE**

**(SWAROOP SEKHAR JEE)**

Sr No.	Flat No.	Floor	Block	Type	Built up area in sqft	Carpet Area in sqft	Carpet Area in sqmt	Balcony Area in sqmt	Parking No.
01	2702	27 <sup>th</sup>	B	3BHK	1207	945	87.80	10.69	2702/B
02	2708	27 <sup>th</sup>	B	3BHK	1204	961	89.30	11.57	2708/B

*Swaroop Sekhar Jee*

For Stalwart Projects (P) Ltd.

*Asst*  
Director





27 MAR 2023

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*P.K. DALA BEHERA*  
Notary, Bhubaneswar  
Regd. No. ON 46/08

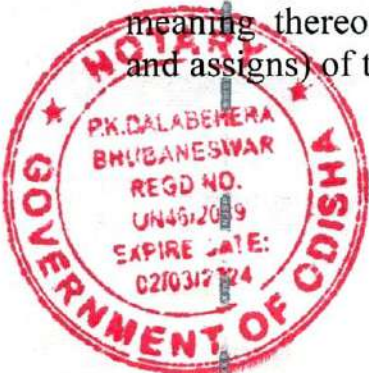
60AA 384913

**Supplementary Agreement for Allocation of Share**

THIS AGREEMENT is entered into this on 27<sup>th</sup> day of ...*March*..., 2023. at Bhubaneswar, Odisha.

**BETWEEN**

**DR. SANGRAM PATRO** (Aadhar No.9484-1036-6588, PAN- ABMPP5717C) aged about 45 years, son of Mr. Surjya Narayan Patro, residing At: Plot No.N2/196, Polaki Nivas, Nayapalli, I.R.C. Village, Bhubaneswar-751015, Dist: Khordha, Odisha, by caste: Kalinga Vaisya, by profession: Doctor, Mob: 9937927607; Herein after referred to as "1<sup>st</sup> Party/The Owner" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his successors-in-title and assigns) of the FIRST PART.



For Stalwart Projects (P) Ltd.

Director

*Sangram Patro*



**P.K. DALABEHERA**  
Notary, Bhubaneswar  
Regd. No. ON 46109

**AND**

**M/S STALWART PROJECTS PVT. LTD.**; incorporated under the Indian Companies Act 1956, vide Registration No.U450010R2011PTCO13975, PAN: AAQCS1757F; having its registered office at Plot No.1, Tulasi Vihar Complex, Sailashree Vihar, P.O.: Sailashree Vihar, P.S.: Chandrasekharpur, Bhubaneswar, Dist.-Khurda, represented through its Director, **SRI SHARAT KUMAR SAHU** aged about 56 years son of Late Narahari Sahu; herein after referred to as "2<sup>nd</sup> Party/ The Developer" (which expression unless excluded by or repugnant to the subject or context shall deem to mean and include its successors, assigns, representatives etc.) of the SECOND PART.

WHEREAS, both the parties have made a Regd. Development Agreement vide ID No.1082203791, Document No.11082203607 on Dtd.15.03.2022 for an apartment project in the land of the 1<sup>st</sup> party having Plot No.306/1817 on sharing basis which is latter named as "STALWART SKYCITY" which is fully described in the "Schedule of Property" with an adjacent plot of other owner. As per the conditions of the said development agreement the 1<sup>st</sup> party has made a GPA in favour of the 2<sup>nd</sup> party, registered in the District Sub-Registrar, Khurda vide ID No.1082203855 & Document No.11082203666 Dated.15.03.2022 along with consent for development and construction of residential and commercial complex after taking due permission from the statutory authority, the work will be going to be started by the developer for construction of residential and commercial complex called "STALWART SKYCITY".

For Stalwart Projects (P) Ltd

Director

*Bangam Patro*



*(Handwritten mark)*

**P.K. DALA BEHERA**  
**Notary, Bhubaneswar**  
**Regd. No. ON 46/09**

AND WHEREAS it is mutually agreed in the development agreement that one residential tower (Block-C) will be constructed up to 13 storied with 8 no.s of flats in each floor (2 no.s of 4BHK and 6 no.s of 3BHK) total number of flats will be 104 flats and only 50% of construction area which is around 72000 sqft built up area (approx.) will be owner share.

But as per approved plan it is found that total built up area of Block-C over the schedule property is 14364.86 sqmt = 154623.35 sqft with total 104 flats as mentioned above. Hence the share of 1<sup>st</sup> party as owner share comes around 77311.60 sqft which is 50% of total built up (Total no of flat 52 flats.)

AND WHEREAS the developer has obtained the BMC approval after fulfilling all the guidelines vide BMC approval file no.MBP-BMC-02-0096/2020 Letter No.14363, dtd.27.03.2023.

Now this allocation agreement is witnessed as hereunder :

### TERMS AND CONDITIONS :

1. That the First Part (land owner) hereby verified the BMC approval plan & letter, clearly understood its conditions and the sizes of the flats as well as the size of the rooms and other parameters, then chosen the Flat No.101, 3BHK, 1<sup>st</sup> Floor having BUA 1133sqft, Flat No.102, 3BHK, 1<sup>st</sup> Floor having BUA 1127sqft, Flat No.103, 3BHK, 1<sup>st</sup> Floor having BUA 1139sqft, Flat No.104, 3BHK, 1<sup>st</sup> Floor having BUA 1133sqft, Flat No.205, 4BHK, 2<sup>nd</sup> Floor having BUA 1338sqft, Flat No.206, 3BHK, 2<sup>nd</sup> Floor having BUA 1168sqft, Flat No.207, 3BHK, 2<sup>nd</sup> Floor having BUA 1168sqft, Flat No.208, 4BHK, 2<sup>nd</sup> Floor having BUA



For Stalwart Projects (P) Ltd  
*(Handwritten signature)*  
Director

*Bangram Patra*



**P.K. DALA BEHERA**  
Notary, Bhubaneswar  
Regd. No. ON 46/09

1338sqft,	Flat No.301,	3BHK,	3 <sup>rd</sup>	Floor	having	BUA
1133sqft,	Flat No.302,	3BHK,	3 <sup>rd</sup>	Floor	having	BUA
1127sqft,	Flat No.303,	3BHK,	3 <sup>rd</sup>	Floor	having	BUA
1139sqft,	Flat No.304,	3BHK,	3 <sup>rd</sup>	Floor	having	BUA
1133sqft,	Flat No.405,	4BHK,	4 <sup>th</sup>	Floor	having	BUA
1338sqft,	Flat No.406,	3BHK,	4 <sup>th</sup>	Floor	having	BUA
1168sqft,	Flat No.407,	3BHK,	4 <sup>th</sup>	Floor	having	BUA
1168sqft,	Flat No.408,	4BHK,	4 <sup>th</sup>	Floor	having	BUA
1338sqft,	Flat No.501,	3BHK,	5 <sup>th</sup>	Floor	having	BUA
1133sqft,	Flat No.502,	3BHK,	5 <sup>th</sup>	Floor	having	BUA
1127sqft,	Flat No.503,	3BHK,	5 <sup>th</sup>	Floor	having	BUA
1139sqft,	Flat No.504,	3BHK,	5 <sup>th</sup>	Floor	having	BUA
1133sqft,	Flat No.601,	3BHK,	6 <sup>th</sup>	Floor	having	BUA
1208sqft,	Flat No.602,	3BHK,	6 <sup>th</sup>	Floor	having	BUA
1202sqft,	Flat No.603,	3BHK,	6 <sup>th</sup>	Floor	having	BUA
1214sqft,	Flat No.604,	3BHK,	6 <sup>th</sup>	Floor	having	BUA
1208sqft,	Flat No.705,	4BHK,	7 <sup>th</sup>	Floor	having	BUA
1413sqft,	Flat No.706,	3BHK,	7 <sup>th</sup>	Floor	having	BUA
1243sqft,	Flat No.707,	3BHK,	7 <sup>th</sup>	Floor	having	BUA
1243sqft,	Flat No.708,	4BHK,	7 <sup>th</sup>	Floor	having	BUA
1413sqft,	Flat No.805,	4BHK,	8 <sup>th</sup>	Floor	having	BUA
1413sqft,	Flat No.806,	3BHK,	8 <sup>th</sup>	Floor	having	BUA
1243sqft,	Flat No.807,	3BHK,	8 <sup>th</sup>	Floor	having	BUA
1243sqft,	Flat No.808,	4BHK,	8 <sup>th</sup>	Floor	having	BUA
1413sqft,	Flat No.901,	3BHK,	9 <sup>th</sup>	Floor	having	BUA
1208sqft,	Flat No.902,	3BHK,	9 <sup>th</sup>	Floor	having	BUA
1202sqft,	Flat No.903,	3BHK,	9 <sup>th</sup>	Floor	having	BUA
1214sqft,	Flat No.904,	3BHK,	9 <sup>th</sup>	Floor	having	BUA
1208sqft,	Flat No.1005,	4BHK,	10 <sup>th</sup>	Floor	having	BUA
1413sqft,	Flat No.1006,	3BHK,	10 <sup>th</sup>	Floor	having	BUA
1243sqft,	Flat No.1007,	3BHK,	10 <sup>th</sup>	Floor	having	BUA
1243sqft,	Flat No.1008,	4BHK,	10 <sup>th</sup>	Floor	having	BUA
1413sqft,	Flat No.1101,	3BHK,	11 <sup>th</sup>	Floor	having	BUA

For Stalwart Projects (P) Ltd

Director

*Bangram Patra*





**P.K. DALA BEHERA**  
Notary, Bhubaneswar  
Regd. No. ON 46/08

1208sqft, Flat No.1102, 3BHK, 11<sup>th</sup> Floor having BUA  
1202sqft, Flat No.1103, 3BHK, 11<sup>th</sup> Floor having BUA  
1214sqft, Flat No.1104, 3BHK, 11<sup>th</sup> Floor having BUA  
1208sqft, Flat No.1205, 4BHK, 12<sup>th</sup> Floor having BUA  
1413sqft, Flat No.1206, 3BHK, 12<sup>th</sup> Floor having BUA  
1243sqft, Flat No.1207, 3BHK, 12<sup>th</sup> Floor having BUA  
1243sqft, Flat No.1208, 4BHK, 12<sup>th</sup> Floor having BUA  
1413sqft, Flat No.1301, 3BHK, 13<sup>th</sup> Floor having BUA  
1208sqft, Flat No.1302, 3BHK, 13<sup>th</sup> Floor having BUA  
1202sqft, Flat No.1303, 3BHK, 13<sup>th</sup> Floor having BUA  
1214sqft and Flat No.1304, 3BHK, 13<sup>th</sup> Floor having BUA  
1208sqft on Block-C i.e. total 52 no.s of residential flats in  
Block-C as owner share with undivided portion of land area  
from the project area proportionate to the above said flats as  
per the Govt. law for the apartments, which are hereby  
allocated to first part and will be handed over after finishing  
the construction.


2. That the First Part(land owner) has also been allocated four-wheeler parking space No.101, 102, 103, 104, 205, 206, 207, 208, 301, 302, 303, 304, 405, 406, 407, 408, 501, 502, 503, 504, 601, 602, 603, 604, 705, 706, 707, 708, 805, 806, 807, 808, 901, 902, 903, 904, 1005, 1006, 1007, 1008, 1101, 1102, 1103, 1104, 1205, 1206, 1207, 1208, 1301, 1302, 1303 & 1304 in basement floor.
3. That the First Party (land owner) hereby agrees to participate in the formation of Residents' Welfare Society/Association of the "STALWART SKYCITY" Project and obey its rules, regulations, bylaws etc. and contribute the amount proportionate to his allocated units towards maintenance fee etc.

For Stalwart Projects (P) Ltd  
*[Signature]*  
Director

*Bangram Patra*





  
**P.K. DALA BEHERA**  
Notary, Bhubaneswar  
Regd. No. ON 46/09

4. That after this allocation the 1<sup>st</sup> party has no objection for the 2<sup>nd</sup> party to dispose rest part of the residential area along with undivided portion of land area towards the project requirements and the Land-owner hereby undertakes that he or his legal heirs will not claim any right over rest of the residential area, common area & other facilities of the project including set-back, road, open space or any other area.
5. That the above said allocated flats of the land-owner are free from all encumbrances whatsoever or whosoever and the owner has full power & absolute right to deal with the same as he think proper.
6. That if any difference arises between the parties, shall be settled mutually. The jurisdiction in this regard shall be the court of Bhubaneswar only.

For Stalwart Projects (P) Ltd.



Director





## SCHEDULE OF PROPERTY

Dist. Khurda, Tahasil. Bhubaneswar, P.S. New Capital,  
Thana No.22, Hal P.S.Chandrasekharpur, under the jurisdiction of  
District Sub-Registrar, Khurda, Bhubaneswar.

Mouza-PATIA, Khata No.-474/3470, Plot No.306/1817,  
Sthitiban, Area-Ac.1.000 Decimals, Kisam- Gharabari.

IN WITNESS WHERE OF the parties to this deed of  
Allocation Agreement being agreed with the terms and conditions  
stated above sign this on the day and date mentioned above in  
presence of the following witnesses.

### WITNESS

1. *Amresh Nayak*  
C-SPCER BBSR-21

*Sangram Patro*

Signature of 1<sup>st</sup> party/land owner

2. *Pravod Sahu.*  
*Nihalni Vihar*  
BBSR-21.

For Stalwart Projects (P) Ltd

*[Signature]*

Director

Signature of 2<sup>nd</sup> party/developer



*[Signature]*  
P.K. DALASENERA  
Notary, Bhubaneswar  
Regd. No. ON 46/09



## OWNER SHARE

(SANGRAM PATRO)

Flat No.	Floor	Block	Type	Built up area in sqft	Carpet Area in sqft	Carpet Area in sqmt	Balcony Area in sqmt	Parking No.
101	01 <sup>st</sup>	C	3BHK	1133	987	91.66	6.78	101/C
102	01 <sup>st</sup>	C	3BHK	1127	852	79.15	11.83	102/C
103	01 <sup>st</sup>	C	3BHK	1139	941	87.39	8.65	103/C
104	01 <sup>st</sup>	C	3BHK	1133	942	87.55	6.80	104/C
205	02 <sup>nd</sup>	C	4BHK	1338	1121	104.18	6.50	205/C
206	02 <sup>nd</sup>	C	3BHK	1168	919	85.36	10.80	206/C
207	02 <sup>nd</sup>	C	3BHK	1168	919	85.40	10.80	207/C
208	02 <sup>nd</sup>	C	4BHK	1338	1125	104.57	6.50	208/C
301	03 <sup>rd</sup>	C	3BHK	1133	987	91.66	6.78	301/C
302	03 <sup>rd</sup>	C	3BHK	1127	852	79.15	11.83	302/C
303	03 <sup>rd</sup>	C	3BHK	1139	941	87.39	8.65	303/C
304	03 <sup>rd</sup>	C	3BHK	1133	942	87.55	6.80	304/C
405	04 <sup>th</sup>	C	4BHK	1338	1121	104.18	6.50	405/C
406	04 <sup>th</sup>	C	3BHK	1168	919	85.36	10.80	406/C
407	04 <sup>th</sup>	C	3BHK	1168	919	85.40	10.80	407/C
408	04 <sup>th</sup>	C	4BHK	1338	1125	104.57	6.50	408/C
501	05 <sup>th</sup>	C	3BHK	1133	987	91.66	6.78	501/C
502	05 <sup>th</sup>	C	3BHK	1127	852	79.15	11.83	502/C
503	05 <sup>th</sup>	C	3BHK	1139	941	87.39	8.65	503/C
504	05 <sup>th</sup>	C	3BHK	1133	942	87.55	6.80	504/C
601	06 <sup>th</sup>	C	3BHK	1208	995	92.46	13.74	601/C
602	06 <sup>th</sup>	C	3BHK	1202	902	83.81	14.83	602/C
603	06 <sup>th</sup>	C	3BHK	1214	991	92.10	11.60	603/C
604	06 <sup>th</sup>	C	3BHK	1208	992	92.19	9.78	604/C



Sangram Patro

For Stalwart Projects (P) Ltd.

  
Director



705	07 <sup>th</sup>	C	4BHK	1413	1175	109.12	9.32	705/C
706	07 <sup>th</sup>	C	3BHK	1243	968	89.94	13.98	706/C
707	07 <sup>th</sup>	C	3BHK	1243	968	89.98	13.98	707/C
708	07 <sup>th</sup>	C	4BHK	1413	1179	109.51	9.32	708/C
805	08 <sup>th</sup>	C	4BHK	1413	1175	109.12	9.32	805/C
806	08 <sup>th</sup>	C	3BHK	1243	968	89.94	13.98	806/C
807	08 <sup>th</sup>	C	3BHK	1243	968	89.98	13.98	807/C
808	08 <sup>th</sup>	C	4BHK	1413	1179	109.51	9.32	808/C
901	09 <sup>th</sup>	C	3BHK	1208	995	92.46	13.74	901/C
902	09 <sup>th</sup>	C	3BHK	1202	902	83.81	14.83	902/C
903	09 <sup>th</sup>	C	3BHK	1214	991	92.10	11.60	903/C
904	09 <sup>th</sup>	C	3BHK	1208	992	92.19	9.78	904/C
1005	10 <sup>th</sup>	C	4BHK	1413	1175	109.12	9.32	1005/C
1006	10 <sup>th</sup>	C	3BHK	1243	968	89.94	13.98	1006/C
1007	10 <sup>th</sup>	C	3BHK	1243	968	89.98	13.98	1007/C
1008	10 <sup>th</sup>	C	4BHK	1413	1179	109.51	9.32	1008/C
1101	11 <sup>th</sup>	C	3BHK	1208	995	92.46	13.74	1101/C
1102	11 <sup>th</sup>	C	3BHK	1202	902	83.81	14.83	1102/C
1103	11 <sup>th</sup>	C	3BHK	1214	991	92.10	11.60	1103/C
1104	11 <sup>th</sup>	C	3BHK	1208	992	92.19	9.78	1104/C
1205	12 <sup>th</sup>	C	4BHK	1413	1175	109.12	9.32	1205/C
1206	12 <sup>th</sup>	C	3BHK	1243	968	89.94	13.98	1206/C
1207	12 <sup>th</sup>	C	3BHK	1243	968	89.98	13.98	1207/C
1208	12 <sup>th</sup>	C	4BHK	1413	1179	109.51	9.32	1208/C
1301	13 <sup>th</sup>	C	3BHK	1208	995	92.46	13.74	1301/C
1302	13 <sup>th</sup>	C	3BHK	1202	902	83.81	14.83	1302/C
1303	13 <sup>th</sup>	C	3BHK	1214	991	92.10	11.60	1303/C
1304	13 <sup>th</sup>	C	3BHK	1208	992	92.19	9.78	1304/C



For Stalwart Projects (P) Ltd

*[Signature]*  
Director

*Sangram Patro*



27 MAR 2023



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P.K. DALA BEHERA  
Notary, Bhubaneswar  
Regd. No. ON 46/09

For Stalwart Projects (P) Ltd.

Director

### Supplementary Agreement for Allocation of Share

THIS AGREEMENT is entered into this on 27<sup>th</sup> day of March...., 2023. at Bhubaneswar, Odisha.


BETWEEN

SRI. SUNAKAR BIHARI, aged about 65years, S/o. Late Harekrushna Bihari, by occupation- Govt. Servant, by caste- Patra, Aadhar Card No.4851-8551-3630, resident of Vill. Nuapatna, Po. Chandol, Ps/Dist. Kendrapada (Odisha) Mob: 8249734817; Herein after referred to as "1st Party/The Owner" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his successors-in-title and assigns) of the FIRST PART.



Sunakar Bihari



  
P.K. DALA BEHERA  
Notary, Bhubaneswar  
Regd. No. ON 46/09

AND

M/S STALWART PROJECTS PVT. LTD.; incorporated under the Indian Companies Act 1956, vide Registration No.U450010R2011PTCO13975, PAN: AAQCS1757F; having its registered office at Plot No.1, Tulasi Vihar Complex, Sailashree Vihar, P.O.: Sailashree Vihar, P.S.: Chandrasekharpur, Bhubaneswar, Dist.-Khurda, represented through its Director, SRI SHARAT KUMAR SAHU aged about 56 years son of Late Narahari Sahu; herein after referred to as "2<sup>nd</sup> Party/ The Developer" (which expression unless excluded by or repugnant to the subject or context shall deem to mean and include its successors, assigns, representatives etc.) of the SECOND PART.

WHEREAS, both the parties have made a Development Agreement on dtd.05.11.2021 for an apartment project in the land of the 1<sup>st</sup> party having Plot No.306/1712/4163 on sharing basis which is latter named as "STALWART SKYCITY" which is fully described in the "Schedule of Property" with an adjacent plot of other owner. As per the conditions of the said development agreement the 1<sup>st</sup> party has made a GPA in favour of the 2<sup>nd</sup> party, registered in the District Sub-Registrar, Khurda vide ID No.1082113942 & Document No.11082113238 Dated.05.11.2021 along with consent for development and construction of residential and commercial complex after taking due permission from the statutory authority, the work will be going to be started by the developer for construction of residential and commercial complex called "STALWART SKYCITY".

For Stalwart Projects (P) Ltd.  
  
Director

Suvarakar Bihari





**P.K. DALA BEHERA**  
Notary, Bhubaneswar  
Regd. No. ON 46/09

AND WHEREAS it is within the knowledge of both the party that the schedule property situated in mouza-PATIA was connected by a road of 22' (ft) left by vendor of party of 1<sup>st</sup> part Sri Gopal Chandra Sahu and also 1<sup>st</sup> party has given consent to purchase the road left by Sri Gopal Ch Sahu in favour of 2<sup>nd</sup> party for getting a complete patch of land of Ac.1.000 decimal or more accordingly with the consent & knowledge of party of the 1<sup>st</sup> part, the 2<sup>nd</sup> party has purchased the road of 22' (ft) along with last part of the sub plot in shape of "T" from the original land owner Sri Gopal Chandra Sahu vide regd. saledeed document no.11082007708 dtd.07.10.2020 and the 1<sup>st</sup> party has no objection on developing of the project with inclusion of said plot.

AND WHEREAS the developer has obtained the BMC approval after fulfilling all the guidelines vide BMC approval file no.MBP-BMC-02-0096/2020 Letter No.14363, dtd.27.03.2023.

Now this allocation agreement is witnessed as hereunder :

#### TERMS AND CONDITIONS :

1. That it was mutually agreed at the time of General Power of Attorney and Development Agreement executed between both the parties that the party of the first part would be allocated 1no. of 3BHK flat with Super Built up Area of 1450sqft on any floor with undivided proportionate land share towards the full and final settlement & entitlement of the Land Owner as owner share.



Director  
Stalwart Projects (P) Ltd.

Sumakar Bihari

P.K. DALA BEHERA  
Notary, Bhubaneswar  
Regd. No. ON 46/09

2. That the First Party (land owner) hereby verified the BMC approval plan & letter, clearly understood its conditions and the sizes of the flats as well as the size of the rooms and other parameters, then showed the interest to take one 4BHK flat instead of taking one 3BHK flat with paying difference amount for taking bigger size flat.
3. That with the request of 1<sup>st</sup> party, it is mutually agreed that the party of the 1<sup>st</sup> part will take one 4BHK namely Flat No.605, 6<sup>th</sup> floor on Block-C of Built up area 1413sqft, Super Built up area 1978sqft instead of taking 3BHK flat as agreed earlier.

It is also mutually agreed that the party of the 1<sup>st</sup> part/ the land owner will pay an amount of Rs.31,68,000/- (Rupees Thirty One Lakh Sixty Eight Thousand) only to the party of 2<sup>nd</sup> part within 3(three) years from the date of the allotment of Owner Share towards the difference cost of 4BHK & 3BHK (528sqft SBA).

This shall stand as the full & final settlement & entitlement of the Land Owner against their land of Ac.0.050 decimals and the Land Owner i.e. party of the 1<sup>st</sup> Part shall not be entitled to any other kind of settlement and the balance constructed of proposed project exclusively fall to the share & entitlement of the part of the 2<sup>nd</sup> Part/Developer, who shall always be free to deal with in any manner it so like including that of sale, pledge, Lease, Rent out etc.)

4. That the First Part(land owner) has also been allocated One no. of four-wheeler parking space namely: 605/C in basement floor.
5. That after receipt of this amount by the party of second part and hand-over of the above said 4BHK flat, the First Part (land owner) shall have no further right/demand on the said project and on the Second Part(developer) in any manner.




For Stalwart Projects (P) Ltd.

Director

Sumanar Bishari



  
P.K. DALA BEHERA  
Notary, Bhubaneswar  
Regd. No. ON 46/09

6. That the First Party (land owner) hereby agrees to participate in the formation of Residents' Welfare Society/Association of the "STALWART SKYCITY" Project and obey its rules, regulations, bylaws etc. and contribute the amount proportionate to his allocated units towards maintenance fee etc.
7. That after this allocation the 1<sup>st</sup> party has no objection for the 2<sup>nd</sup> party to dispose rest part of the residential area along with undivided portion of land area towards the project requirements and the Land-owner hereby undertakes that he or his legal heirs will not claim any right over rest of the residential area, common area & other facilities of the project including set-back, road, open space or any other area.
8. That the above said allocated flats of the land-owner are free from all encumbrances whatsoever or whosoever and the owner has full power & absolute right to deal with the same as he think proper.
9. That if any difference arises between the parties, shall be settled mutually. The jurisdiction in this regard shall be the court of Bhubaneswar only.

For Stalwart Projects (P) Ltd.

Director

Sunakar Bihari

### SCHEDULE OF PROPERTY

Dist. Khurda, Tahasil. Bhubaneswar, P.S. New Capital, Thana No.22, Hal P.S.Chandrasekharapur, under the jurisdiction of District Sub-Registrar, Khurda, Bhubaneswar.

Mouza- PATIA, Khata No.474/2506, corresponding to Sabik Khata No.474/22, Plot No.306/1712/4163, Area Ac.0.050 decimals, Kissam: Gharabari in the Name of Sri. Sunakar Bihari.



IN WITNESS WHERE OF the parties to this deed of Allocation Agreement being agreed with the terms and conditions stated above sign this on the day and date mentioned above in presence of the following witnesses.

WITNESS

1. *Hrmonshu Nayak*  
*C. S.P. No BBR*

*Sunakar Bihari*

Signature of 1<sup>st</sup> party/land owner

2. *Pravat Sahas.*  
*Nitadai Uikar*  
*BBR-2.*

For Stalwart Projects (P) Ltd.

*[Signature]*  
Director

Signature of 2<sup>nd</sup> party/developer

*[Signature]*  
**P.K. DALA BEHERA**  
Notary, Bhubaneswar  
Regd. No. ON 46/09





**OWNER SHARE**

**(SUNAKAR BIHARI)**

Sr No.	Flat No.	Floor	Block	Type	Built up area in sqft	Carpet Area in sqft	Carpet Area in sqmt	Balcony Area in sqmt	Parking No.
01	605	6th	C	4BHK	1413	1175	109.12	9.32	605/C

*Sunakar Bihari*

For Stalwart Projects (P) Ltd.

  
Director





27 MAR 2023

भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY RUPEES

भारत

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL



ओडिशा ODISHA

P.K. DALA BEHERA  
Notary, Bhubaneswar  
Regd. No. ON 46/09

12AA 177036

**Supplementary Agreement for Allocation of Share**

THIS AGREEMENT is entered into this on 27<sup>th</sup> day of ...March..., 2023 at Bhubaneswar, Odisha.

**BETWEEN**

**MR. SUMAN SOURAV** (Aadhar no-2991-8998-8332, PAN- BWGPS8787M) aged about 33 years, S/o. Pradipta Chandra Behera, by profession: Business, by caste: Chasa, Mob: 7381600000, residing At: Plot No.453/11, Mayanshi Residency, 3rd floor, Nuasahi, Lane-2, Near Mayanshi Residency, Nayapalli, Bhubaneswar, Dist: Khorda, PIN: 751012, Odisha; Herein after referred to as "1<sup>st</sup> Party/The Owner" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his successors-in-title and assigns) of the **FIRST PART.**


For Stalwart Projects (P) Ltd.  
Director

Suman Sourav





AND

  
**P.K. DALA BEHERA**  
Notary, Bhubaneswar  
Regd. No. ON 46/09

**M/S STALWART PROJECTS PVT. LTD.**; incorporated under the Indian Companies Act 1956, vide Registration No.U450010R2011PTCO13975, PAN: AAQCS1757F; having its registered office at Plot No.1, Tulasi Vihar Complex, Sailashree Vihar, P.O.: Sailashree Vihar, P.S.: Chandrasekharapur, Bhubaneswar, Dist.-Khurda, represented through its Director, **SRI SHARAT KUMAR SAHU** aged about 56 years son of Late Narahari Sahu; herein after referred to as "2<sup>nd</sup> Party/ The Developer" (which expression unless excluded by or repugnant to the subject or context shall deem to mean and include its successors, assigns, representatives etc.) of the SECOND PART.

WHEREAS, both the parties have made a Regd. Development Agreement vide ID No.1082211438, Document No.11082210898 on Dtd.04-08-2022 for an apartment project in the land of the 1<sup>st</sup> party having Plot No.306/1712/4449 on sharing basis which is latter named as "STALWART SKYCITY" which is fully described in the "Schedule of Property" with an adjacent plot of other owner. As per the conditions of the said development agreement the 1<sup>st</sup> party has made a GPA in favour of the 2<sup>nd</sup> party, registered in the District Sub-Registrar, Khurda vide ID No.1082211439 & Document No.11082210899 Dated.04-08-2022 along with consent for development and construction of residential and commercial complex after taking due permission from the statutory authority, the work will be going to be started by the developer for construction of residential and commercial complex called "STALWART SKYCITY".

For Stalwart Projects (P) Ltd

Director







**P.K. DALA BEHERA**  
Notary, Bhubaneswar  
Regd. No. ON 46/00

AND WHEREAS it is within the knowledge of both the party that the schedule property situated in mouza-PATIA was connected by a road of 22' (ft) left by vendor of party of 1<sup>st</sup> part Sri Gopal Chandra Sahu and also 1<sup>st</sup> party has given consent to purchase the road left by Sri Gopal Ch Sahu in favour of 2<sup>nd</sup> party for getting a complete patch of land of Ac.1.000 decimal or more accordingly with the consent & knowledge of party of the 1<sup>st</sup> part, the 2<sup>nd</sup> party has purchased the road of 22' (ft) along with last part of the sub plot in shape of "T" from the original land owner Sri Gopal Chandra Sahu vide regd. saledeed document no.11082007708 dtd.07.10.2020 and the 1<sup>st</sup> party has no objection on developing of the project with inclusion of said plot.

AND WHEREAS the developer has obtained the BMC approval after fulfilling all the guidelines vide BMC approval file no.MBP-BMC-02-0096/2020 Letter No.14363, dtd.27.03.2023.

Now this allocation agreement is witnessed as hereunder :

### TERMS AND CONDITIONS :

1. That the First Part (land owner) hereby verified the BMC approval plan & letter, clearly understood its conditions and the sizes of the flats as well as the size of the rooms and other parameters, then chosen the Flat No.1401, 4BHK with built up area of 1419sqft & Flat No.1409, 4BHK with built up area of 1369sqft on 14<sup>th</sup> floor on Block-B and two



For Stalwart Projects (P) Ltd

*[Signature]*  
Director

*[Signature]*

*[Signature]*



**P.K. DALA BEHERA**  
Notary, Bhubaneswar  
Regd. No. ON 46/09

no.s of commercial space having Built up area of 1000sqft each on 6<sup>th</sup> floor on Block-A i.e. total commercial space having 2000sqft of Built up area in Block-A as owner share with undivided portion of land area from the project area proportionate to the above said flats & commercial space as per the Govt. law for the apartments, which are hereby allocated to first part and will be handed over after finishing the construction.

2. That the First Part(land owner) has also been allocated 4no.s of four-wheeler parking space namely: 1401 & 1409 and two commercial parking space in basement floor.
3. That the First Party (land owner) hereby agrees to participate in the formation of Residents' Welfare Society/Association of the "STALWART SKYCITY" Project and obey its rules, regulations, bylaws etc. and contribute the amount proportionate to his allocated units towards maintenance fee etc.
4. That after this allocation the 1<sup>st</sup> party has no objection for the 2<sup>nd</sup> party to dispose rest part of the residential area along with undivided portion of land area towards the project requirements and the Land-owner hereby undertakes that he or his legal heirs will not claim any right over rest of the residential area, common area & other facilities of the project including set-back, road, open space or any other area.

For Stalwart Projects (P) Ltd  
  
Director




**P.K. DALA BEHERA**  
Notary, Bhubaneswar  
Regd. No. ON 46/09

5. That the above said allocated flats of the land-owner are free from all encumbrances whatsoever or whosoever and the owner has full power & absolute right to deal with the same as he think proper.
6. That if any difference arises between the parties, shall be settled mutually. The jurisdiction in this regard shall be the court of Bhubaneswar only.

For Stalwart Projects (P) Ltd.  
*[Signature]*  
Director

### SCHEDULE OF PROPERTY

Dist. Khurda, Tahasil. Bhubaneswar, P.S. New Capital,  
Thana No.22, Hal P.S. Chandrasekharapur, under the jurisdiction  
of District Sub-Registrar, Khurda, Bhubaneswar.

Mouza-PATIA, Khata No.-474/2770, Plot  
No.306/1712/4449, Sthitiban, Area-Ac.0.110 Decimals, Kisam-  
Gharabari.

*[Signature]*  
*[Signature]*





IN WITNESS WHERE OF the parties to this deed of Allocation Agreement being agreed with the terms and conditions stated above sign this on the day and date mentioned above in presence of the following witnesses.

WITNESS

1. Himanshu Laksh  
C.S.P. BBSR-21




Signature of 1<sup>st</sup> party/land owner

2. Anand Sahu  
N. Badai Vihar  
BBSR-21

For Stalwart Projects (P) Ltd

  
Director

Signature of 2<sup>nd</sup> party/developer

  
P.K. DALA BEHERA  
Notary, Bhubaneswar  
Regd. No. ON 46/09

**OWNER SHARE**

**(SUMAN SOURAV)**

Sr No.	Flat No.	Floor	Block	Type	Built up area in sqft	Carpet Area in sqft	Carpet Area in sqmt	Balcony Area in sqmt	Parking No.
01	1401	14 <sup>th</sup>	B	4BHK	1419	1131	105.04	13.74	1401/B
02	1409	14 <sup>th</sup>	B	4BHK	1369	1135	105.47	9.54	1409/B

**Commercial Space**

Space No.	Floor No.	Block	Built up area in sqft	Carpet Area in sqft	Carpet Area in sqmt	Parking No.
C-604	6 <sup>th</sup>	A	1000	935	86.92	604/A
C-605	6 <sup>th</sup>	A	1000	935	86.92	605/A

*Suman Sourav*

For Stalwart Projects (P) Ltd

*[Signature]*

Director





27 MAR 2023

भारतीय गैर न्यायिक

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Rs.20

TWENTY  
RUPEES

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL



NOTARY  
Bhubaneswar  
REGD. NO. ON 46/09

ଓଡ଼ିଶା ओडिशा ODISHA

*P.K. DALABERDA*  
Notary, Bhubaneswar  
Regd. No. ON 46/09

12AA 177035

**Supplementary Agreement for Allocation of Share**

THIS AGREEMENT is entered into this on 27<sup>th</sup> day of  
...*March*..., 2023. at Bhubaneswar, Odisha.

**BETWEEN**

**DR. RAJA KISHORE MALLICK**, aged about 61 years,  
S/o.-Late Bata Krishna Mallick, resident at- Madhuban, po/ps-  
Paradeep, Dist. Jagatsinghpur, PIN: 754142, Odisha, by profession -  
Doctor, by caste - Chasa, PAN-ABFPM4415P, Aadhar Card  
No.4658-3436-5967, Mob-9437089769; Herein after referred to as  
"1<sup>st</sup> Party/The Owner" (which expression shall unless it be  
repugnant to the context or meaning thereof shall mean and  
include his successors-in-title and assigns) of the FIRST PART.

*Raja Kishore Mallick*

For Stalwart Projects (P) Ltd

Director





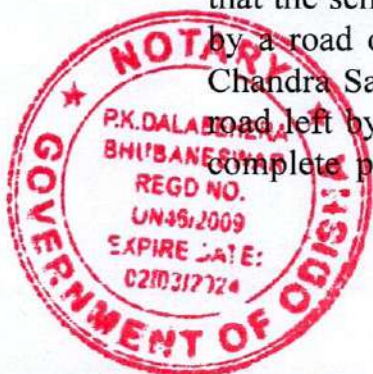
**P.K. DALA BSHERA**  
Notary, Bhubaneswar  
Regd. No. ON 46/09

AND

**M/S STALWART PROJECTS PVT. LTD.**; incorporated under the Indian Companies Act 1956, vide Registration No.U450010R2011PTCO13975, PAN: AAQCS1757F; having its registered office at Plot No.1, Tulasi Vihar Complex, Sailashree Vihar, P.O.: Sailashree Vihar, P.S.: Chandrasekharpur, Bhubaneswar, Dist.-Khurda, represented through its Director, **SRI SHARAT KUMAR SAHU** aged about 56 years son of Late Narahari Sahu; herein after referred to as "2<sup>nd</sup> Party/ The Developer" (which expression unless excluded by or repugnant to the subject or context shall deem to mean and include its successors, assigns, representatives etc.) of the SECOND PART.

WHEREAS, both the parties have made a Regd. Development Agreement vide ID No.1082116532, Document No.11082115703 on Dtd.23-12-2021 for an apartment project in the land of the 1<sup>st</sup> party having Plot No.306/1712/4450 on sharing basis which is latter named as "STALWART SKYCITY" which is fully described in the "Schedule of Property" with an adjacent plot of other owner. As per the conditions of the said development agreement the 1<sup>st</sup> party has made a GPA in favour of the 2<sup>nd</sup> party, registered in the District Sub-Registrar, Khurda vide ID No.1082116533 & Document No.41082115704 Dated.23-12-2021 along with consent for development and construction of residential and commercial complex after taking due permission from the statutory authority, the work will be going to be started by the developer for construction of residential and commercial complex called "STALWART SKYCITY".

AND WHEREAS it is within the knowledge of both the party that the schedule property situated in mouza-PATIA was connected by a road of 22' (ft) left by vendor of party of 1<sup>st</sup> part Sri Gopal Chandra Sahu and also 1<sup>st</sup> party has given consent to purchase the road left by Sri Gopal Ch Sahu in favour of 2<sup>nd</sup> party for getting a complete patch of land of Ac.1.000 decimal or more accordingly



For Stalwart Projects (P) Ltd.  
*[Signature]*  
Director

*[Handwritten signature]*



P.K. DALA BEHERA  
Notary, Bhubaneswar  
Regd. No. ON 46/09

with the consent & knowledge of party of the 1<sup>st</sup> part, the 2<sup>nd</sup> party has purchased the road of 22' (ft) along with last part of the sub plot in shape of "T" from the original land owner Sri Gopal Chandra Sahu vide regd. saledeed document no.11082007708 dtd.07.10.2020 and the 1<sup>st</sup> party has no objection on developing of the project with inclusion of said plot.

AND WHEREAS the developer has obtained the BMC approval after fulfilling all the guidelines vide BMC approval file no.MBP-BMC-02-0096/2020 Letter No.14363, dtd.27.03.2023.

Now this allocation agreement is witnessed as hereunder :

#### TERMS AND CONDITIONS :

1. That the First Part (land owner) hereby verified the BMC approval plan & letter, clearly understood its conditions and the sizes of the flats as well as the size of the rooms and other parameters, then chosen the Flat No.1002, 1008, 1202 & 1208 on 10<sup>th</sup> & 12<sup>th</sup> floor i.e. total 4no.s of 3BHK flats from the approved plan as his share of complete units with undivided portion of land area from the project area proportionate to the above said flats as per the Govt. law for the apartments, which are hereby allocated to him and will be handed over after finishing the construction.
2. That the First Part(land owner) has also been allocated four-wheeler parking space No.1002, 1008, 1202 & 1208 in basement floor.

For Stalwart Projects (P) Ltd.

Director

*Signature*  
*moltra*



*P.K. DALA BEHERA*  
Notary, Bhubaneswar  
Regd. No. ON 46/09

3. That the First Party (land owner) hereby agrees to participate in the formation of Residents' Welfare Society/Association of the "STALWART SKYCITY" Project and obey its rules, regulations, bylaws etc. and contribute the amount proportionate to his allocated units towards maintenance fee etc.
4. That after this allocation the 1<sup>st</sup> party has no objection for the 2<sup>nd</sup> party to dispose rest part of the residential area along with undivided portion of land area towards the project requirements and the Land-owner hereby undertakes that he or his legal heirs will not claim any right over rest of the residential area, common area & other facilities of the project including set-back, road, open space or any other area.
5. That the above said allocated flats of the land-owner are free from all encumbrances whatsoever or whosoever and the owner has full power & absolute right to deal with the same as he think proper.
6. That if any difference arises between the parties, shall be settled mutually. The jurisdiction in this regard shall be the court of Bhubaneswar only.

For Stalwart Projects (P) Ltd.

*[Signature]*  
Director

*[Signature]*





## SCHEDULE OF PROPERTY

Dist. Khurda, Tahasil. Bhubaneswar, P.S. New Capital,  
Thana No.22, Hal P.S. Chandrasekharapur, under the jurisdiction  
of District Sub-Registrar, Khurda, Bhubaneswar.

Mouza-PATIA, Khata No.-474/2771, Plot  
No.306/1712/4450, Sthitiban, Area-Ac.0.050 Decimals, Kisam-  
Gharabari.

IN WITNESS WHERE OF the parties to this deed of  
Allocation Agreement being agreed with the terms and conditions  
stated above sign this on the day and date mentioned above in  
presence of the following witnesses.

### WITNESS

1. *Amresh Nayak*  
*C/S P/O BBSR-21*

*Amresh Nayak*

Signature of 1<sup>st</sup> party/land owner

2. *Pravat Sahu.*  
*Nihalai vilas*  
*BBSR-21.*

For Stalwart Projects (P) Ltd.

*[Signature]*  
Director

Signature of 2<sup>nd</sup> party/developer



*[Signature]*  
P.K. DALABEHERA  
Notary, Bhubaneswar  
Regd. No. ON 46/09

OWNER SHARE

(DR. RAJA KISHORE MALLICK)

Sr No.	Flat No.	Floor	Block	Type	Built up area in sqft	Carpet Area in sqft	Carpet Area in sqmt	Balcony Area in sqmt	Parking No.
01	1002	10 <sup>th</sup>	B	3BHK	1207	945	87.80	10.69	1002/B
02	1008	10 <sup>th</sup>	B	3BHK	1204	961	89.30	11.57	1008/B
03	1202	12 <sup>th</sup>	B	3BHK	1207	945	87.80	10.69	1202/B
04	1208	12 <sup>th</sup>	B	3BHK	1204	961	89.30	11.57	1208/B

*Rajalakesha Mallik*

For Stalwart Projects (P) Ltd

*[Signature]*  
Director





27 MAR 2023

भारतीय गैर न्यायिक

दस  
रुपये

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भारत



TEN  
RUPEES

Rs.10

INDIA NON JUDICIAL

ଓଡ଼ିଶା ओडिशा ODISHA

P.K. DALA BEHERA  
Notary, Bhubaneswar  
Regd. No. ON 46109

60AA 384917

For Stalwart Projects (P) Ltd  
Director

Supplementary Agreement for Allocation of Share

THIS AGREEMENT is entered into this on 27<sup>th</sup> day of  
..March....., 2023. at Bhubaneswar, Odisha.

BETWEEN

SRI. AKSHAYA KUMAR SATPATHY, aged about 72 years,  
S/o. Late Gopal Chandra Satpathy, by occupation- Retd. Govt. Servant,  
by caste- Brahmin, Aadhar Card No.3023-7948-7658, resident at: Flat  
No.D/083, Cosmopolis Apartment, Bhubaneswar (B.M.C), Dumduma,  
Ps: Khandagiri, Bhubaneswar-751019, Dist: Khurda (Odisha) Mob:  
9437521402; Herein after referred to as "1st Party/The Owner" (which  
expression shall unless it be repugnant to the context or meaning thereof  
shall mean and include his successors-in-title and assigns) of the FIRST  
PART.

Akshaya Kumar Satpathy





**P.K. DALA BEHERA**  
Notary, Bhubaneswar  
Regd. No. ON 46/08

AND

**M/S STALWART PROJECTS PVT. LTD.**; incorporated under the Indian Companies Act 1956, vide Registration No.U450010R2011PTCO13975, PAN: AAQCS1757F; having its registered office at Plot No.1, Tulasi Vihar Complex, Sailashree Vihar, P.O.: Sailashree Vihar, P.S.: Chandrasekharapur, Bhubaneswar, Dist.-Khurda, represented through its Director, **SRI SHARAT KUMAR SAHU** aged about 56 years son of Late Narahari Sahu; herein after referred to as "2<sup>nd</sup> Party/ The Developer" (which expression unless excluded by or repugnant to the subject or context shall deem to mean and include its successors, assigns, representatives etc.) of the SECOND PART.

WHEREAS, both the parties have made a Development Agreement on dtd.05.11.2021 for an apartment project in the land of the 1<sup>st</sup> party having Plot No.306/1712/4255 on sharing basis which is latter named as "STALWART SKYCITY" which is fully described in the "Schedule of Property" with an adjacent plot of other owner. As per the conditions of the said development agreement the 1<sup>st</sup> party has made a GPA in favour of the 2<sup>nd</sup> party, registered in the District Sub-Registrar, Khurda vide ID No.1082113935 & Document No.11082113231 Dated.05.11.2021 along with consent for development and construction of residential and commercial complex after taking due permission from the statutory authority, the work will be going to be started by the developer for construction of residential and commercial complex called "STALWART SKYCITY".

For Stalwart Projects (P) Ltd.

Director

Akshaya Kumar Sapaty





*P.K. DALA BEHERA*  
Notary, Bhubaneswar  
Regd. No. ON 46/08

AND WHEREAS it is within the knowledge of both the party that the schedule property situated in mouza-PATIA was connected by a road of 22' (ft) left by vendor of party of 1<sup>st</sup> part Sri Gopal Chandra Sahu and also 1<sup>st</sup> party has given consent to purchase the road left by Sri Gopal Ch Sahu in favour of 2<sup>nd</sup> party for getting a complete patch of land of Ac.1.000 decimal or more accordingly with the consent & knowledge of party of the 1<sup>st</sup> part, the 2<sup>nd</sup> party has purchased the road of 22' (ft) along with last part of the sub plot in shape of "T" from the original land owner Sri Gopal Chandra Sahu vide regd. saledeed document no.11082007708 dtd.07.10.2020 and the 1<sup>st</sup> party has no objection on developing of the project with inclusion of said plot.

AND WHEREAS the developer has obtained the BMC approval after fulfilling all the guidelines vide BMC approval file no.MBP-BMC-02-0096/2020 Letter No.14363, dtd.27.03.2023.

Now this allocation agreement is witnessed as hereunder :

#### TERMS AND CONDITIONS :

1. That it was mutually agreed at the time of General Power of Attorney and Development Agreement executed between both the parties that the party of the first part would be allocated 1no. of 3BHK flat with Super Built up Area of 1660sqft on any floor with undivided proportionate land share towards the full and final settlement & entitlement of the Land Owner as owner share.



For Stalwart Projects (P) Ltd  
*[Signature]*  
Director

*Akshaya Kumar Sahu*

**P.K. DALA BEHERA**  
Notary, Bhubaneswar  
Regd. No. ON 46/09

2. That the First Party (land owner) hereby verified the BMC approval plan & letter, clearly understood its conditions and the sizes of the flats as well as the size of the rooms and other parameters, then showed the interest to take one 4BHK flat with Servant Room instead of taking one 3BHK flat with paying difference amount for taking bigger size flat 4BHK+.
3. That with the request of 1<sup>st</sup> party, it is mutually agreed that the party of the 1<sup>st</sup> part will take one 4BHK with Servant Room namely Flat No.1406, 14<sup>th</sup> floor on Block-B of Built up area 1872sqft, Super Built up area 2621sqft instead of taking 3BHK flat as agreed earlier.

It is also mutually agreed that the party of the 1<sup>st</sup> part/ the land owner will pay an amount of Rs.33,00,000/- (Rupees Thirty Three Lakh) only to the party of 2<sup>nd</sup> part within 6(six) months from the date of the allotment of Owner Share towards the difference cost of 4BHK with Servant Room & 3BHK (961sqft SBA).

This shall stand as the full & final settlement & entitlement of the Land Owner against their land of Ac.0.060 decimals as per ROR (sale deed area Ac0.063 dcml) and the Land Owner i.e. party of the 1<sup>st</sup> Part shall not be entitled to any other kind of settlement and the balance constructed of proposed project exclusively fall to the share & entitlement of the part of the 2<sup>nd</sup> Part/Developer, who shall always be free to deal with in any manner it so like including that of sale, pledge, Lease, Rent out etc.)

4. That the First Part(land owner) has also been allocated One no. of four-wheeler parking space namely: 1406/B in basement floor.



For Stalwart Projects (P) Ltd  
*[Signature]*  
Director

*Akshaya Kumar Sahoo*



**P.K. DALA BEHERA**  
Notary, Bhubaneswar  
Regd. No. ON 46/09

5. That after receipt of this amount by the party of second part and hand-over of the above said 4BHK with Servant Room flat, the First Part (land owner) shall have no further right/demand on the said project and on the Second Part(developer) in any manner.
6. That the First Party (land owner) hereby agrees to participate in the formation of Residents' Welfare Society/Association of the "STALWART SKYCITY" Project and obey its rules, regulations, bylaws etc. and contribute the amount proportionate to his allocated units towards maintenance fee etc.
7. That after this allocation the 1<sup>st</sup> party has no objection for the 2<sup>nd</sup> party to dispose rest part of the residential area along with undivided portion of land area towards the project requirements and the Land-owner hereby undertakes that he or his legal heirs will not claim any right over rest of the residential area, common area & other facilities of the project including set-back, road, open space or any other area.
8. That the above said allocated flats of the land-owner are free from all encumbrances whatsoever or whosoever and the owner has full power & absolute right to deal with the same as he think proper.
9. That if any difference arises between the parties, shall be settled mutually. The jurisdiction in this regard shall be the court of Bhubaneswar only.

For Stalwart Projects (P) Ltd

Director

Akshaya Kumar Sahoo



## SCHEDULE OF PROPERTY

Dist. Khurda, Tahasil. Bhubaneswar, P.S. New Capital, Thana No.22, Hal P.S.Chandrasekharapur, under the jurisdiction of District Sub-Registrar, Khurda, Bhubaneswar.

Mouza-PATIA, Khata No.-474/2601, Plot No.306/1712/4255, Sthitiban, Area-Ac.0.060 Decimals as per ROR (Sale Deed Area Ac0.063 dcml.), Kisam- Gharabari.

IN WITNESS WHERE OF the parties to this deed of Allocation Agreement being agreed with the terms and conditions stated above sign this on the day and date mentioned above in presence of the following witnesses.

### WITNESS

1. *Arjunesh Chandra*  
*O.S.P. BBSR*

*Akshaya Kumar Satpathy*

2. *Pravara Sahoo.*  
*Niladri vikar*  
*BBSR-21.*

Signature of 1<sup>st</sup> party/land owner

For Stalwart Projects (P) Ltd.

*[Signature]*  
Director

Signature of 2<sup>nd</sup> party/developer

*[Signature]*  
P.K. DALABEHERA  
Notary, Bhubaneswar  
Regd. No. ON 46/09





**OWNER SHARE**

**(AKSHAYA KUMAR SATPATHY)**

Sr No.	Flat No.	Floor	Block	Type	Built up area in sqft	Carpet Area in sqft	Carpet Area in sqmt	Balcony Area in sqmt	Parking No.
01	1406	14 <sup>th</sup>	B	4BHK with Servant Room	1872	1612	149.73	9.11	1406/B

*Akshaya Kumar Satpathy*

For Stalwart Projects (P) Ltd.

*[Signature]*  
Director





27 MAR 2023

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भारत

TEN  
RUPEES

Rs.10



INDIA NON JUDICIAL

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P.K. DALA BEHERA 60AA 384915  
Notary, Bhubaneswar  
Regd. No. ON 46109

**Supplementary Agreement for Allocation of Share**

THIS AGREEMENT is entered into this on 27<sup>th</sup> day of  
...March..., 2023. at Bhubaneswar, Odisha.


**BETWEEN**

**SRI. BIRANCHI NARAYAN MISHRA** aged about 69 years,  
S/o. Late Jaya Krishna Mishra, by occupation- Service, by caste-  
Brahmin, Aadhar Card No.6356-6633-0896, resident at: Plot  
No.371/7/7, Sri Jagannath Villa, Prachi Vihar, Palasuni, Bhubaneswar,  
PIN:751025, Dist: Khurda (Odisha) Mob: 9692562417; Herein after  
referred to as "1st Party/The Owner" (which expression shall unless it  
be repugnant to the context or meaning thereof shall mean and include  
his successors-in-title and assigns) of the FIRST PART.



For Stalwart Projects (P) Ltd  
Director  
Biranchi Narayan Mishra



  
**P.K. DALA BEHERA**  
Notary, Bhubaneswar  
Regd. No. ON 46/09

AND

M/S STALWART PROJECTS PVT. LTD.; incorporated under the Indian Companies Act 1956, vide Registration No.U450010R2011PTCO13975, PAN: AAQCS1757F; having its registered office at Plot No.1, Tulasi Vihar Complex, Sailashree Vihar, P.O.: Sailashree Vihar, P.S.: Chandrasekharapur, Bhubaneswar, Dist.-Khurda, represented through its Director, **SRI SHARAT KUMAR SAHU** aged about 56 years son of Late Narahari Sahu; herein after referred to as "2<sup>nd</sup> Party/ The Developer" (which expression unless excluded by or repugnant to the subject or context shall deem to mean and include its successors, assigns, representatives etc.) of the SECOND PART.

WHEREAS, both the parties have made a Development Agreement on dtd.05.11.2021 for an apartment project in the land of the 1<sup>st</sup> party having Plot No.306/1712/4033 on sharing basis which is latter named as "STALWART SKYCITY" which is fully described in the "Schedule of Property" with an adjacent plot of other owner. As per the conditions of the said development agreement the 1<sup>st</sup> party has made a GPA in favour of the 2<sup>nd</sup> party, registered in the District Sub-Registrar, Khurda vide ID No.1082113943 & Document No.11082113239 Dated.05.11.2021 along with consent for development and construction of residential and commercial complex after taking due permission from the statutory authority, the work will be going to be started by the developer for construction of residential and commercial complex called "STALWART SKYCITY".

For Stalwart Projects (P) Ltd

Director

*Biswanchi Narayan Mishra*



**P.K. DALA BEHERA**  
Notary, Bhubaneswar  
Regd. No. ON 46/09

AND WHEREAS it is within the knowledge of both the party that the schedule property situated in mouza-PATIA was connected by a road of 22' (ft) left by vendor of party of 1<sup>st</sup> part Sri Gopal Chandra Sahu and also 1<sup>st</sup> party has given consent to purchase the road left by Sri Gopal Ch Sahu in favour of 2<sup>nd</sup> party for getting a complete patch of land of Ac.1.000 decimal or more accordingly with the consent & knowledge of party of the 1<sup>st</sup> part, the 2<sup>nd</sup> party has purchased the road of 22' (ft) along with last part of the sub plot in shape of "T" from the original land owner Sri Gopal Chandra Sahu vide regd. saledeed document no.11082007708 dtd.07.10.2020 and the 1<sup>st</sup> party has no objection on developing of the project with inclusion of said plot.

AND WHEREAS the developer has obtained the BMC approval after fulfilling all the guidelines vide BMC approval file no.MBP-BMC-02-0096/2020 Letter No.14363, dtd.27.03.2023.

For Stalwart Projects (P) Ltd

*[Signature]*  
Director

Now this allocation agreement is witnessed as hereunder :

#### TERMS AND CONDITIONS :

1. That it was mutually agreed at the time of General Power of Attorney and Development Agreement executed between both the parties that the party of the first part would be allocated 1no. of 3BHK flat with Super Built up Area of 1450sqft on any floor with undivided proportionate land share towards the full and final settlement & entitlement of the Land Owner as owner share.

*Biranchi Narayan Mishra*





*P.K. DALA BEHERA*  
Notary, Bhubaneswar  
Regd. No. ON 46/09

2. That the First Party (land owner) hereby verified the BMC approval plan & letter, clearly understood its conditions and the sizes of the flats as well as the size of the rooms and other parameters, then showed the interest to take one 4BHK flat with Servant Room instead of taking one 3BHK flat with paying difference amount for taking bigger size flat 4BHK+.
3. That with the request of 1<sup>st</sup> party, it is mutually agreed that the party of the 1<sup>st</sup> part will take one 4BHK with Servant Room namely Flat No.1706, 17<sup>th</sup> floor on Block-B of Built up area 1872sqft, Super Built up area 2621sqft instead of taking 3BHK flat as agreed earlier.

It is also mutually agreed that the party of the 1<sup>st</sup> part/ the land owner will pay an amount of Rs.40,00,000/- (Rupees Forty Lakh) only to the party of 2<sup>nd</sup> part within 6(six) months from the date of the allotment of Owner Share towards the difference cost of 4BHK with Servant Room & 3BHK (1171 sqft SBA).

This shall stand as the full & final settlement & entitlement of the Land Owner against their land of Ac.0.050 decimals as per ROR (sale deed area Ac0.055 dcml) and the Land Owner i.e. party of the 1<sup>st</sup> Part shall not be entitled to any other kind of settlement and the balance constructed of proposed project exclusively fall to the share & entitlement of the part of the 2<sup>nd</sup> Part/Developer, who shall always be free to deal with in any manner it so like including that of sale, pledge, Lease, Rent out etc.)

4. That the First Part(land owner) has also been allocated One no. of four-wheeler parking space namely: 1706/B in basement floor.



For Stalwart Projects (P) Ltd

*Biswanchi Narayan Mishra*

*Director*

**P.K. DALA BEHERA**  
Notary, Bhubaneswar  
Regd. No. ON 46/08

5. That after receipt of this amount by the party of second part and hand-over of the above said 4BHK with Servant Room flat, the First Part (land owner) shall have no further right/demand on the said project and on the Second Part(developer) in any manner.
6. That the First Party (land owner) hereby agrees to participate in the formation of Residents' Welfare Society/Association of the "STALWART SKYCITY" Project and obey its rules, regulations, bylaws etc. and contribute the amount proportionate to his allocated units towards maintenance fee etc.
7. That after this allocation the 1<sup>st</sup> party has no objection for the 2<sup>nd</sup> party to dispose rest part of the residential area along with undivided portion of land area towards the project requirements and the Land-owner hereby undertakes that he or his legal heirs will not claim any right over rest of the residential area, common area & other facilities of the project including set-back, road, open space or any other area.
8. That the above said allocated flats of the land-owner are free from all encumbrances whatsoever or whosoever and the owner has full power & absolute right to deal with the same as he think proper.
9. That if any difference arises between the parties, shall be settled mutually. The jurisdiction in this regard shall be the court of Bhubaneswar only.

For Stalwart Projects (P) Ltd

Director

*Biranchi Narayan Mishra*





## SCHEDULE OF PROPERTY

Dist. Khurda, Tahasil. Bhubaneswar, P.S. New Capital, Thana No.22, Hal P.S.Chandraskharpur, under the jurisdiction of District Sub-Registrar, Khurda, Bhubaneswar.

Mouza-PATIA, Khata No.-474/2369, Plot No.306/1712/4033, Sthitiban, Area-Ac.0.050 Decimals as per ROR (Sale Deed Area Ac0.055 dcml.), Kisam- Gharabari.

IN WITNESS WHERE OF the parties to this deed of Allocation Agreement being agreed with the terms and conditions stated above sign this on the day and date mentioned above in presence of the following witnesses.

### WITNESS

1. Himanshu Nayak  
C.S.Pur BBSR-21

2. Pravat Sahoo.  
Nityadhi Vihar  
BBSR-21

Biranchi Narayan Mishra

Signature of 1<sup>st</sup> party/land owner

For Stalwart Projects (P) Ltd

Director

Signature of 2<sup>nd</sup> party/developer



P.K. DALA BEHERA

Notary, Bhubaneswar  
Regd. No. ON 46/09

**OWNER SHARE**

**(BIRANCHI NARAYAN MISHRA)**

Sr No.	Flat No.	Floor	Block	Type	Built up area in sqft	Carpet Area in sqft	Carpet Area in sqmt	Balcony Area in sqmt	Parking No.
01	1706	17 <sup>th</sup>	B	4BHK with Servant Room	1872	1612	149.73	9.11	1706/B

*Biranchi Narayan Mishra*

For Stalwart Projects (P) Ltd.

*[Signature]*  
Director





27 MAR 2023

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P.K. DALA BEHERA  
Notary, Bhubaneswar  
Regd. No. ON 46/09

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**Supplementary Agreement for Allocation of Share**

THIS AGREEMENT is entered into this on 27<sup>th</sup> day of March, 2023 at Bhubaneswar, Odisha.

**BETWEEN**


MR. ABHISHEK MEHER aged about 33 years, S/o.- Mr. Sankar Kumar Meher, resident at- Plot No.53/A, Kharvela Nagar, Bhubaneswar, Dist. Khorda, Odisha, by profession -Business, by caste - Bhulia, PAN-AVRPM2318P, Aadhar Card No.-2004-6261-9324, Mob-9937374759; Herein after referred to as "1st Party/The Owner" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his successors-in-title and assigns) of the FIRST PART.

W/- Sankar Kumar Meher



Abhishek Meher  
Director  
For Stalwart Projects (P) Ltd.



  
**P.K. DALA BEHERA**  
Notary, Bhubaneswar  
Regd. No. ON 46/09

AND

**M/S STALWART PROJECTS PVT. LTD.**; incorporated under the Indian Companies Act 1956, vide Registration No.U450010R2011PTCO13975, PAN: AAQCS1757F; having its registered office at Plot No.1, Tulasi Vihar Complex, Sailashree Vihar, P.O.: Sailashree Vihar, P.S.: Chandrasekharpur, Bhubaneswar, Dist.-Khurda, represented through its Director, **SRI SHARAT KUMAR SAHU** aged about 56 years son of Late Narahari Sahu; herein after referred to as "2<sup>nd</sup> Party/ The Developer" (which expression unless excluded by or repugnant to the subject or context shall deem to mean and include its successors, assigns, representatives etc.) of the SECOND PART.

WHEREAS, both the parties have made a Regd. Development Agreement vide ID No.1082206788, Document No.11082206512 on Dtd.04.05.2022 for an apartment project in the land of the 1<sup>st</sup> party having Plot No.306/1711/5556 on sharing basis which is latter named as "STALWART SKYCITY" which is fully described in the "Schedule of Property" with an adjacent plot of other owner. As per the conditions of the said development agreement the 1<sup>st</sup> party has made a GPA in favour of the 2<sup>nd</sup> party, registered in the District Sub-Registrar, Khurda vide ID No.1082206789 & Document No.11082206511 Dated.04.05.2022 along with consent for development and construction of residential and commercial complex after taking due permission from the statutory authority, the work will be going to be started by the developer for construction of residential and commercial complex called "STALWART SKYCITY".

W, - *Sahar Kumar Meher*



*Sahar Kumar Meher*  
*Shree K. Meher*  
Director  
For Stalwart Projects (P) Ltd.



*P.K. DALA BEHERA*  
Notary, Bhubaneswar  
Regd. No. ON 46/09

AND WHEREAS the developer has obtained the BMC approval after fulfilling all the guidelines vide BMC approval file no.MBP-BMC-02-0096/2020 Letter No.14363, dtd.27.03.2023.

Now this allocation agreement is witnessed as hereunder :

**TERMS AND CONDITIONS :**

1. That the First Part (land owner) hereby verified the BMC approval plan & letter, clearly understood its conditions and the sizes of the flats as well as the size of the rooms and other parameters, then chosen the Commercial Space of BUA 2750sqft in each floor (Ground to Sixth floor) in Block-A, Total BUA of 19250sqft along with BUA of 5500sqft of Parking Space including Ramp & Driveway in Basement from the approved plan as his share of complete units with undivided portion of land area from the project area proportionate to the above said flats as per the Govt. law for the apartments, which are hereby allocated to him and will be handed over after finishing the construction.
2. That the First Part(land owner) has also been allocated four-wheeler parking space of BUA of 5500sqft of Parking Space including Ramp & Driveway in Basement floor.

*Asish Meher*

*Sanku Kumar Meher*

For Stalwart Projects (P) Ltd,  
*Asish Meher*  
Director



P.K. DALA BEHERA  
Notary, Bhubaneswar  
Regd. No. GN 46/09

3. That the First Party (land owner) hereby agrees to participate in the formation of Residents' Welfare Society/Association of the "STALWART SKYCITY" Project and obey its rules, regulations, bylaws etc. and contribute the amount proportionate to his allocated units towards maintenance fee etc.
4. That after this allocation the 1<sup>st</sup> party has no objection for the 2<sup>nd</sup> party to dispose rest part of the residential area along with undivided portion of land area towards the project requirements and the Land-owner hereby undertakes that he or his legal heirs will not claim any right over rest of the project area, common area & other facilities of the project including set-back, road, open space or any other area.
5. That the above said allocated flats/commercial space of the land-owner are free from all encumbrances whatsoever or whosoever and the owner has full power & absolute right to deal with the same as he think proper.
6. That if any difference arises between the parties, shall be settled mutually. The jurisdiction in this regard shall be the court of Bhubaneswar only.

*Handwritten signature*

### SCHEDULE OF PROPERTY

Dist. Khurda, Tahasil. Bhubaneswar, P.S. New Capital, Thana No.22, Hal P.S.Chandrasekharpur, under the jurisdiction of District Sub-Registrar, Khurda, Bhubaneswar.

*Sanjay Kumar Mohanta*



For Stalwart Projects (P) Ltd.  
*Handwritten signature*  
Director

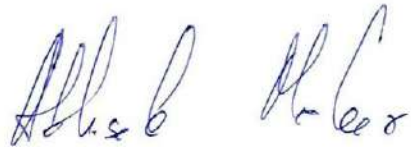


Mouza-PATIA, Khata No.-474/5007, Plot No.306/1711/5556,  
Sthitiban, Area-Ac.0.160 Decimals, Kisam- Gharabari.

IN WITNESS WHERE OF the parties to this deed of Allocation Agreement being agreed with the terms and conditions stated above sign this on the day and date mentioned above in presence of the following witnesses.

WITNESS

1. *Sankar Kumar Meher*  
Cenid. III BBSIK



Signature of 1<sup>st</sup> party/land owner

2. *Himanshu Nayak*  
C.S.PUR BBSR-21

For Stalwart Projects (P) Ltd.



Signature of 2<sup>nd</sup> party/developer **Director**



*P.K. DALABEHERA*  
**P.K. DALABEHERA**  
Notary, Bhubaneswar  
Regd. No. ON 46/09

(ABHISEK MEHER)  
**Commercial Space**

Space No.	Floor No.	Block	Built up area in sqft	Carpet Area in sqft	Carpet Area in sqmt	Parking No.
C-008	Ground	A	2750	2290	212.72	008/A
C-108	1 <sup>ST</sup>	A	2750	2301	213.80	108/A
C-208	2 <sup>ND</sup>	A	2750	2301	213.80	208/A
C-308	3 <sup>RD</sup>	A	2750	2301	213.80	308/A
C-408	4 <sup>TH</sup>	A	2750	2301	213.80	408/A
C-508	5 <sup>TH</sup>	A	2750	2301	213.80	508/A
C-608	6 <sup>TH</sup>	A	2750	2301	213.80	608/A

*Abhishek Meher*

*Senior Manager Meher*

For Stalwart Projects (P) Ltd.

*Abhishek Meher*

Director





27 MAR 2023

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*[Signature]*  
P.K. DALA BEHERA, 60AA 384925  
Notary, Bhubaneswar  
Regd. No. ON 46/09

**Supplementary Agreement for Allocation of Share**

THIS AGREEMENT is entered into this on 27<sup>th</sup> day of March, 2023 at Bhubaneswar, Odisha.

**BETWEEN**

MR. ABHILASH MEHER aged about 36 years, S/o.- Mr. Sankar Kumar Meher, resident at- Plot No.53/A, Kharvela Nagar, Bhubaneswar, Dist. Khorda, Odisha, by profession –Business, by caste – Bhulia, PAN-AVPPM8184P, Aadhar Card No.-5178-4237-9156, Mob-9776016289; Herein after referred to as “1st Party/The Owner” (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his successors-in-title and assigns) of the FIRST PART.

*Abhilash Meher*

For Stalwart Projects (P) Ltd.

*[Signature]*  
Director



*Abhilash Meher*



P.K. DALA BEHERA  
Notary, Bhubaneswar  
Regd. No. ON 46/09

AND

M/S STALWART PROJECTS PVT. LTD.; incorporated under the Indian Companies Act 1956, vide Registration No.U450010R2011PTCO13975, PAN: AAQCS1757F; having its registered office at Plot No.1, Tulasi Vihar Complex, Sailashree Vihar, P.O.: Sailashree Vihar, P.S.: Chandrasekharapur, Bhubaneswar, Dist.-Khurda, represented through its Director, **SRI SHARAT KUMAR SAHU** aged about 56 years son of Late Narahari Sahu; herein after referred to as "2<sup>nd</sup> Party/ The Developer" (which expression unless excluded by or repugnant to the subject or context shall deem to mean and include its successors, assigns, representatives etc.) of the SECOND PART.

WHEREAS, both the parties have made a Regd. Development Agreement vide ID No.1082206786, Document No.11082206520 on Dtd.04.05.2022 for an apartment project in the land of the 1<sup>st</sup> party having Plot No.306/1711/5557 on sharing basis which is latter named as "STALWART SKYCITY" which is fully described in the "Schedule of Property" with an adjacent plot of other owner. As per the conditions of the said development agreement the 1<sup>st</sup> party has made a GPA in favour of the 2<sup>nd</sup> party, registered in the District Sub-Registrar, Khurda vide ID No.1082206787 & Document No.11082206513 Dated.04.05.2022 along with consent for development and construction of residential and commercial complex after taking due permission from the statutory authority, the work will be going to be started by the developer for construction of residential and commercial complex called "STALWART SKYCITY".

For Stalwart Projects (P) Ltd.  
Abhilash Meher  
Director



Abhilash Meher



*P.K. DALA BEHERA*  
Notary, Bhubaneswar  
Regd. No. ON 46/09

AND WHEREAS the developer has obtained the BMC approval after fulfilling all the guidelines vide BMC approval file no.MBP-BMC-02-0096/2020 Letter No.14363, dtd.27.03.2023.

Now this allocation agreement is witnessed as hereunder :

**TERMS AND CONDITIONS :**

1. That the First Part (land owner) hereby verified the BMC approval plan & letter, clearly understood its conditions and the sizes of the flats as well as the size of the rooms and other parameters, then chosen the Commercial Space of BUA 2750sqft in each floor (Ground to Sixth floor) in Block-A, Total BUA of 19250sqft along with BUA of 5500sqft of Parking Space including Ramp & Driveway in Basement from the approved plan as his share of complete units with undivided proportionate of land area from the project area proportionate to the above said flats as per the Govt. law for the apartments, which are hereby allocated to him and will be handed over after finishing the construction.
2. That the First Part(land owner) has also been allocated four-wheeler parking space of BUA of 5500sqft of Parking Space including Ramp & Driveway in Basement floor.

*W1 - Abhilash Meher*

*Abhilash Meher*

Director

For Stalwart Projects (P) Ltd.



1

**P.K. DALA BEHERA**  
Notary, Bhubaneswar  
Regd. No. ON 46/09

3. That the First Party (land owner) hereby agrees to participate in the formation of Residents' Welfare Society/Association of the "STALWART SKYCITY" Project and obey its rules, regulations, bylaws etc. and contribute the amount proportionate to his allocated units towards maintenance fee etc.
4. That after this allocation the 1<sup>st</sup> party has no objection for the 2<sup>nd</sup> party to dispose rest part of the residential area along with undivided portion of land area towards the project requirements and the Land-owner hereby undertakes that he or his legal heirs will not claim any right over rest of the project area, common area & other facilities of the project including set-back, road, open space or any other area.
5. That the above said allocated flats/commercial space of the land-owner are free from all encumbrances whatsoever or whosoever and the owner has full power & absolute right to deal with the same as he think proper.
6. That if any difference arises between the parties, shall be settled mutually. The jurisdiction in this regard shall be the court of Bhubaneswar only.

**SCHEDULE OF PROPERTY**

Dist. Khurda, Tahasil. Bhubaneswar, P.S. New Capital, Thana No.22,  
Hal P.S.Chandrasekharapur, under the jurisdiction of District Sub-Registrar,  
Khurda, Bhubaneswar.

W1. *Abhishek Meher*

*Abhishek Meher*



Mouza-PATIA, Khata No.-474/5008, Plot No.306/1711/5557,  
Sthitiban, Area-Ac.0.160 Decimals, Kism- Gharabari.

IN WITNESS WHERE OF the parties to this deed of Allocation Agreement being agreed with the terms and conditions stated above sign this on the day and date mentioned above in presence of the following witnesses.

WITNESS

1.

*Abhilash Meher*  
Unit-3-BBSR

*Abhilash Meher*

Signature of 1<sup>st</sup> party/land owner

2. *Himanshu Nayak*  
C.S Per BBSR-21

For Stalwart Projects (P) Ltd.

*Asst. Dir.*

Director

Signature of 2<sup>nd</sup> party/developer

*P.K. DALA BEHERA*  
P.K. DALA BEHERA  
Notary, Bhubaneswar  
Regd. No. ON 46/09



OWNER SHARE  
(ABHILASH MEHER)  
**Commercial Space**

Space No.	Floor No.	Block	Built up area in sqft	Carpet Area in sqft	Carpet Area in sqmt	Parking No.
C-007	Ground	A	2750	2290	212.72	007/A
C-107	1 <sup>ST</sup>	A	2750	2301	213.80	107/A
C-207	2 <sup>ND</sup>	A	2750	2301	213.80	207/A
C-307	3 <sup>RD</sup>	A	2750	2301	213.80	307/A
C-407	4 <sup>TH</sup>	A	2750	2301	213.80	407/A
C-507	5 <sup>TH</sup>	A	2750	2301	213.80	507/A
C-607	6 <sup>TH</sup>	A	2750	2301	213.80	607/A

*Abhilash Meher*

For Stalwart Projects (P) Ltd.

*Abhilash Meher*

Director

W1- *Abhilash Meher*



*Abhilash Meher*



27 MAR 2023

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P.K. DALA BEHER, 64AA 223320

Notary, Bhubaneswar  
Regd. No. ON 46/09

**Supplementary Agreement for Allocation of Share**

THIS AGREEMENT is entered into this on 27<sup>th</sup> day of  
..March...., 2023 at Bhubaneswar, Odisha.

**BETWEEN**

M/s. MEHERS HANDLOOM PVT LTD, vide Registration No.U51311OR2000PTC006189 and PAN No.AADCM9443P having its Registered Office at Plot No.-3, Unit-II, Ashok Nagar, Bhubaneswar, Dist.-Khurda, represented through its Director Mr. Sankarshan Meher aged about 62 years, S/o. Chaturbhuj Meher on the basis of board of resolution dtd.30.04.2022, by Caste-Bhulia, by profession- Business, Aadhar Card No.-5472-4673-8565, Mob-9437001441; Herein after referred to as "1st Party/The Owner" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his successors-in-title and assigns) of the FIRST PART.

W1- Abhishek Meher

For Mehers Handloom Pvt. Ltd.  
Sankarshan Meher  
Managing Director

For Stalwart Projects (P) Ltd.  
Director





*(Handwritten signature)*

**P.K. DALA BEHERA**  
Notary, Bhubaneswar  
Regd. No. ON 46/09

**AND**

M/S STALWART PROJECTS PVT. LTD.; incorporated under the Indian Companies Act 1956, vide Registration No.U450010R2011PTCO13975, PAN: AAQCS1757F; having its registered office at Plot No.1, Tulasi Vihar Complex, Sailashree Vihar, P.O.: Sailashree Vihar, P.S.: Chandrasekharpur, Bhubaneswar, Dist.-Khurda, represented through its Director, **SRI SHARAT KUMAR SAHU** aged about 56 years son of Late Narahari Sahu; herein after referred to as "2<sup>nd</sup> Party/ The Developer" (which expression unless excluded by or repugnant to the subject or context shall deem to mean and include its successors, assigns, representatives etc.) of the SECOND PART.

For Mehers Handloom Pvt. Ltd.  
*Sharu Kumar Mohan,*  
Managing Director

WHEREAS, both the parties have made a Regd. Development Agreement vide ID No.1082206784, Document No.11082206522 on Dtd.04.05.2022 for an apartment project in the land of the 1<sup>st</sup> party having Plot No.306/1711/5558 on sharing basis which is latter named as "STALWART SKYCITY" which is fully described in the "Schedule of Property" with an adjacent plot of other owner. As per the conditions of the said development agreement the 1<sup>st</sup> party has made a GPA in favour of the 2<sup>nd</sup> party, registered in the District Sub-Registrar, Khurda vide ID No.1082206785 & Document No.11082206521 Dated.04.05.2022 along with consent for development and construction of residential and commercial complex after taking due permission from the statutory authority, the work will be going to be started by the developer for construction of residential and commercial complex called "STALWART SKYCITY".

For Stalwart Projects (P) Ltd.  
*(Handwritten signature)*  
Director





P.K. DALA BEHERA  
Notary, Bhubaneswar  
Regd. No. ON 46/09

AND WHEREAS the developer has obtained the BMC approval after fulfilling all the guidelines vide BMC approval file no.MBP-BMC-02-0096/2020 Letter No.14363, dtd.27.03.2023.

Now this allocation agreement is witnessed as hereunder :

**TERMS AND CONDITIONS :**

1. That the First Part (land owner) hereby verified the BMC approval plan & letter, clearly understood its conditions and the sizes of the flats as well as the size of the rooms and other parameters, then chosen the Flat No.1801, 4BHK on 18<sup>th</sup> floor, Flat No.1806, 4BHK with Servant Room on 18<sup>th</sup> floor, Flat No.1901, 4BHK on 19<sup>th</sup> floor and Flat No.1906, 4BHK with Servant Room on 19<sup>th</sup> floor; i.e. total 4(four)no's on Block-B as owner share with undivided proportionate land area to the above said flats as per the Govt. law for the apartments, which are hereby allocated to him and will be handed over after finishing the construction.

2. That the First Part (land owner) has also been allocated four-wheeler parking space No.1801, 1806, 1901 & 1906 in basement floor.

W1 - *Abhishek Meher*

For Mehers Handloom Pvt. Ltd.

*Abhishek Meher*  
Managing Director

For Stalwart Projects (P) Ltd.

*[Signature]*  
Director

*P*

**P.K. DALA BEHERA**  
Notary, Bhubaneswar  
Regd. No. ON 46/09

3. That the First Party (land owner) hereby agrees to participate in the formation of Residents' Welfare Society/Association of the "STALWART SKYCITY" Project and obey its rules, regulations, bylaws etc. and contribute the amount proportionate to his allocated units towards maintenance fee etc.
4. That after this allocation the 1<sup>st</sup> party has no objection for the 2<sup>nd</sup> party to dispose rest part of the residential area along with undivided portion of land area towards the project requirements and the Land-owner hereby undertakes that he or his legal heirs will not claim any right over rest of the project area, common area & other facilities of the project including set-back, road, open space or any other area.
5. That the above said allocated flats of the land-owner are free from all encumbrances whatsoever or whosoever and the owner has full power & absolute right to deal with the same as she think proper.

For Mehers Handloom Pvt. Ltd.

*Sambhu Kumar Meher*  
Managing Director

For Stalwart Projects (P) Ltd.

*Asst*  
Director



6. That if any difference arises between the parties, shall be settled mutually. The jurisdiction in this regard shall be the court of Bhubaneswar only.

*W/- Ashok Mohar*



**SCHEDULE OF PROPERTY**

Dist. Khurda, Tahasil. Bhubaneswar, P.S. New Capital, Thana No.22, Hal P.S.Chandrasekharpur, under the jurisdiction of District Sub-Registrar, Khurda, Bhubaneswar.

Mouza-PATIA, Khata No.-474/5009, Plot No.306/1711/5558, Sthitiban, Area-Ac.0.180 Decimals, Kisam-Gharabari.

IN WITNESS WHERE OF the parties to this deed of Allocation Agreement being agreed with the terms and conditions stated above sign this on the day and date mentioned above in presence of the following witnesses.

WITNESS

1. *Abhishek Mohar*

For ~~Mehers Handloom Pvt. Ltd.~~  
*Soumitra Kumar Mehra*  
Managing Director  
Signature of 1<sup>st</sup> party/owner

2. *Pravab Sahoo.*  
*Nitadhi Vihar*  
*BBSR-21*

For **Stalwart Projects (P) Ltd.**  
*[Signature]*  
Director  
Signature of 2<sup>nd</sup> party/developer



*[Signature]*  
**P.K. DALASEHERA**  
Notary, Bhubaneswar  
Regd. No. ON 46/09

OWNER SHARE

**(MEHERS HANDLOOM PVT. LTD.)**

Flat No.	Floor No.	BHK	Block	Built up area in sqft	Carpet Area in sqft	Carpet Area in sqmt	Balcony Area in sqmt	Parking No.
1801	18 <sup>th</sup>	4BHK	B	1419	1131	105.04	13.74	1801/B
1806	18 <sup>th</sup>	4BHK with Servant Room	B	1872	1612	149.73	9.11	1806/B
1901	19 <sup>th</sup>	4BHK	B	1419	1131	105.04	13.74	1901/B
1906	19 <sup>th</sup>	4BHK with Servant Room	B	1872	1612	149.73	9.11	1906/B

For Mehers Handloom Pvt. Ltd.  
*Sanku Kumar Meher*  
Managing Director

W1 - *Abhishek Meher*



For Stalwart Projects (P) Ltd.

*[Signature]*  
Director





# STALWART PROJECTS PVT.LTD

Ref No. \_\_\_\_\_

Date \_\_\_\_\_

**PROJECT NAME : STALWART SKYCITY, MZ. PATIA**

**DEVELOPER/ PROMOTER SHARE**  
**(M/S. STALWART PROJECTS PVT. LTD.)**

**RESIDENTIAL FLATS**

Flat No.	Floor	Block	Type	Balcony in sqmt	Open Terrace in sqmt	Built up area in sqft	Carpet Area in sqft	Carpet Area in sqmt	Balcony Area in sqmt	Parking No.
101	01st	B	4BHK	6.78	0.00	1344	1122	104.28	6.78	101/B
102	01st	B	3BHK	8.84	0.00	1132	890	82.69	8.84	102/B
103	01st	B	3+BHK	7.76	0.00	1338	1094	101.64	7.76	103/B
104	01st	B	3BHK	10.96	0.00	1247	1004	93.30	10.60	104/B
105	01st	B	3BHK	4.50	0.00	1042	885	82.21	4.50	105/B
106	01st	B	4+BHK	11.33	0.00	1797	1508	140.09	11.33	106/B
107	01st	B	4+BHK	7.36	0.00	1894	1619	150.38	7.36	107/B
108	01st	B	3BHK	10.13	0.00	1130	893	82.99	10.13	108/B
109	01st	B	4BHK	6.72	0.00	1294	1086	100.85	6.72	109/B
201	02nd	B	4BHK	6.78	0.00	1344	1122	104.28	6.78	201/B
202	02nd	B	3BHK	8.84	0.00	1132	890	82.69	8.84	202/B
203	02nd	B	3+BHK	7.76	0.00	1338	1094	101.64	7.76	203/B
204	02nd	B	3BHK	10.96	0.00	1247	1004	93.30	10.60	204/B
205	02nd	B	3BHK	4.50	0.00	1042	885	82.21	4.50	205/B
206	02nd	B	4+BHK	11.33	0.00	1797	1508	140.09	11.33	206/B
207	02nd	B	4+BHK	7.36	0.00	1894	1619	150.38	7.36	207/B
208	02nd	B	3BHK	10.13	0.00	1130	893	82.99	10.13	208/B
209	02nd	B	4BHK	6.72	0.00	1294	1086	100.85	6.72	209/B
301	03rd	B	4BHK	6.78	0.00	1344	1122	104.28	6.78	301/B
302	03rd	B	3BHK	8.84	0.00	1132	890	82.69	8.84	302/B
303	03rd	B	3+BHK	7.76	0.00	1338	1094	101.64	7.76	303/B
304	03rd	B	3BHK	10.96	0.00	1247	1004	93.30	10.60	304/B
305	03rd	B	3BHK	4.50	0.00	1042	885	82.21	4.50	305/B
306	03rd	B	4+BHK	11.33	0.00	1797	1508	140.09	11.33	306/B
307	03rd	B	4+BHK	7.36	0.00	1894	1619	150.38	7.36	307/B
308	03rd	B	3BHK	10.13	0.00	1130	893	82.99	10.13	308/B
309	03rd	B	4BHK	6.72	0.00	1294	1086	100.85	6.72	309/B
401	04th	B	4BHK	6.78	0.00	1344	1122	104.28	6.78	401/B
402	04th	B	3BHK	8.84	0.00	1132	890	82.69	8.84	402/B
403	04th	B	3+BHK	7.76	0.00	1338	1094	101.64	7.76	403/B
404	04th	B	3BHK	10.96	0.00	1247	1004	93.30	10.60	404/B
405	04th	B	3BHK	4.50	0.00	1042	885	82.21	4.50	405/B
406	04th	B	4+BHK	11.33	0.00	1797	1508	140.09	11.33	406/B

For Stalwart Projects (P) Ltd.



Director

Regd. Office - Plot No.-1, Tulsivihar Complex,  
 Sailayshree Vihar, Bhubaneswar - 751021



407	04th	B	4+BHK	7.36	0.00	1894	1619	150.38	7.36	407/B
408	04th	B	3BHK	10.13	0.00	1130	893	82.99	10.13	408/B
409	04th	B	4BHK	6.72	0.00	1294	1086	100.85	6.72	409/B
501	05th	B	4BHK	6.78	0.00	1344	1122	104.28	6.78	501/B
502	05th	B	3BHK	8.84	0.00	1132	890	82.69	8.84	502/B
503	05th	B	3+BHK	7.76	0.00	1338	1094	101.64	7.76	503/B
504	05th	B	3BHK	10.96	0.00	1247	1004	93.30	10.60	504/B
505	05th	B	3BHK	4.50	0.00	1042	885	82.21	4.50	505/B
506	05th	B	4+BHK	11.33	0.00	1797	1508	140.09	11.33	506/B
507	05th	B	4+BHK	7.36	0.00	1894	1619	150.38	7.36	507/B
508	05th	B	3BHK	10.13	0.00	1130	893	82.99	10.13	508/B
509	05th	B	4BHK	6.72	0.00	1294	1086	100.85	6.72	509/B
602	06th	B	3BHK	10.69	0.00	1207	945	87.80	10.69	602/B
603	06th	B	3BHK	10.42	0.00	1412	1144	106.27	10.42	603/B
604	06th	B	3BHK	13.99	0.00	1322	1048	97.33	13.99	604/B
605	06th	B	3BHK	6.96	0.00	1117	935	86.85	6.96	605/B
606	06th	B	4+BHK	9.11	0.00	1872	1612	149.73	9.11	606/B
607	06th	B	4+BHK	9.76	0.00	1969	1668	154.97	9.76	607/B
608	06th	B	3BHK	11.57	0.00	1204	961	89.30	11.57	608/B
609	06th	B	4BHK	9.54	0.00	1369	1135	105.47	9.54	609/B
701	07th	B	4BHK	13.74	0.00	1419	1131	105.04	13.74	701/B
702	07th	B	3BHK	10.69	0.00	1207	945	87.80	10.69	702/B
703	07th	B	3BHK	10.42	0.00	1412	1144	106.27	10.42	703/B
704	07th	B	3BHK	13.99	0.00	1322	1048	97.33	13.99	704/B
705	07th	B	3BHK	6.96	0.00	1117	935	86.85	6.96	705/B
706	07th	B	4+BHK	9.11	0.00	1872	1612	149.73	9.11	706/B
707	07th	B	4+BHK	9.76	0.00	1969	1668	154.97	9.76	707/B
708	07th	B	3BHK	11.57	0.00	1204	961	89.30	11.57	708/B
709	07th	B	4BHK	9.54	0.00	1369	1135	105.47	9.54	709/B
801	08th	B	4BHK	13.74	0.00	1419	1131	105.04	13.74	801/B
802	08th	B	3BHK	10.69	0.00	1207	945	87.80	10.69	802/B
803	08th	B	3BHK	10.42	0.00	1412	1144	106.27	10.42	803/B
804	08th	B	3BHK	13.99	0.00	1322	1048	97.33	13.99	804/B
805	08th	B	3BHK	6.96	0.00	1117	935	86.85	6.96	805/B
806	08th	B	4+BHK	9.11	0.00	1872	1612	149.73	9.11	806/B
807	08th	B	4+BHK	9.76	0.00	1969	1668	154.97	9.76	807/B
808	08th	B	3BHK	11.57	0.00	1204	961	89.30	11.57	808/B
809	08th	B	4BHK	9.54	0.00	1369	1135	105.47	9.54	809/B
901	09th	B	4BHK	13.74	0.00	1419	1131	105.04	13.74	901/B
902	09th	B	3BHK	10.69	0.00	1207	945	87.80	10.69	902/B
903	09th	B	3BHK	10.42	0.00	1412	1144	106.27	10.42	903/B
904	09th	B	3BHK	13.99	0.00	1322	1048	97.33	13.99	904/B
905	09th	B	3BHK	6.96	0.00	1117	935	86.85	6.96	905/B
906	09th	B	4+BHK	9.11	0.00	1872	1612	149.73	9.11	906/B
907	09th	B	4+BHK	9.76	0.00	1969	1668	154.97	9.76	907/B
908	09th	B	3BHK	11.57	0.00	1204	961	89.30	11.57	908/B
909	09th	B	4BHK	9.54	0.00	1369	1135	105.47	9.54	909/B

For Stalwart Projects (P) Ltd.

  
Director



1001	10th	B	4BHK	13.74	0.00	1419	1131	105.04	13.74	1001/B
1003	10th	B	3BHK	10.42	0.00	1412	1144	106.27	10.42	1003/B
1004	10th	B	3BHK	13.99	0.00	1322	1048	97.33	13.99	1004/B
1005	10th	B	3BHK	6.96	0.00	1117	935	86.85	6.96	1005/B
1006	10th	B	4+BHK	9.11	0.00	1872	1612	149.73	9.11	1006/B
1007	10th	B	4+BHK	9.76	0.00	1969	1668	154.97	9.76	1007/B
1101	11th	B	4BHK	13.74	0.00	1419	1131	105.04	13.74	1101/B
1102	11th	B	3BHK	10.69	0.00	1207	945	87.80	10.69	1102/B
1103	11th	B	3BHK	10.42	0.00	1412	1144	106.27	10.42	1103/B
1104	11th	B	3BHK	13.99	0.00	1322	1048	97.33	13.99	1104/B
1105	11th	B	3BHK	6.96	0.00	1117	935	86.85	6.96	1105/B
1106	11th	B	4+BHK	9.11	0.00	1872	1612	149.73	9.11	1106/B
1107	11th	B	4+BHK	9.76	0.00	1969	1668	154.97	9.76	1107/B
1108	11th	B	3BHK	11.57	0.00	1204	961	89.30	11.57	1108/B
1109	11th	B	4BHK	9.54	0.00	1369	1135	105.47	9.54	1109/B
1201	12th	B	4BHK	13.74	0.00	1419	1131	105.04	13.74	1201/B
1203	12th	B	3BHK	10.42	0.00	1412	1144	106.27	10.42	1203/B
1204	12th	B	3BHK	13.99	0.00	1322	1048	97.33	13.99	1204/B
1205	12th	B	3BHK	6.96	0.00	1117	935	86.85	6.96	1205/B
1206	12th	B	4+BHK	9.11	0.00	1872	1612	149.73	9.11	1206/B
1207	12th	B	4+BHK	9.76	0.00	1969	1668	154.97	9.76	1207/B
1209	12th	B	4BHK	9.54	0.00	1369	1135	105.47	9.54	1209/B
1301	13th	B	4BHK	13.74	0.00	1419	1131	105.04	13.74	1301/B
1302	13th	B	3BHK	10.69	0.00	1207	945	87.80	10.69	1302/B
1303	13th	B	3BHK	10.42	0.00	1412	1144	106.27	10.42	1303/B
1304	13th	B	3BHK	13.99	0.00	1322	1048	97.33	13.99	1304/B
1305	13th	B	3BHK	6.96	0.00	1117	935	86.85	6.96	1305/B
1306	13th	B	4+BHK	9.11	0.00	1872	1612	149.73	9.11	1306/B
1307	13th	B	4+BHK	9.76	0.00	1969	1668	154.97	9.76	1307/B
1308	13th	B	3BHK	11.57	0.00	1204	961	89.30	11.57	1308/B
1309	13th	B	4BHK	9.54	0.00	1369	1135	105.47	9.54	1309/B
1402	14th	B	3BHK	10.69	0.00	1207	945	87.80	10.69	1402/B
1403	14th	B	3BHK	10.42	0.00	1412	1144	106.27	10.42	1403/B
1404	14th	B	3BHK	13.99	0.00	1322	1048	97.33	13.99	1404/B
1405	14th	B	3BHK	6.96	0.00	1117	935	86.85	6.96	1405/B
1407	14th	B	4+BHK	9.76	0.00	1969	1668	154.97	9.76	1407/B
1408	14th	B	3BHK	11.57	0.00	1204	961	89.30	11.57	1408/B
1501	15th	B	4BHK	13.74	0.00	1419	1131	105.04	13.74	1501/B
1502	15th	B	3BHK	10.69	0.00	1207	945	87.80	10.69	1502/B
1503	15th	B	3BHK	10.42	0.00	1412	1144	106.27	10.42	1503/B
1504	15th	B	3BHK	13.99	0.00	1322	1048	97.33	13.99	1504/B
1505	15th	B	3BHK	6.96	0.00	1117	935	86.85	6.96	1505/B
1506	15th	B	4+BHK	9.11	0.00	1872	1612	149.73	9.11	1506/B
1507	15th	B	4+BHK	9.76	0.00	1969	1668	154.97	9.76	1507/B
1508	15th	B	3BHK	11.57	0.00	1204	961	89.30	11.57	1508/B
1509	15th	B	4BHK	9.54	0.00	1369	1135	105.47	9.54	1509/B
1601	16th	B	4BHK	13.74	0.00	1419	1131	105.04	13.74	1601/B

For Stalwart Projects (P) Ltd.

  
Director



1602	16th	B	3BHK	10.69	0.00	1207	945	87.80	10.69	1602/B
1603	16th	B	3BHK	10.42	0.00	1412	1144	106.27	10.42	1603/B
1604	16th	B	3BHK	13.99	0.00	1322	1048	97.33	13.99	1604/B
1605	16th	B	3BHK	6.96	0.00	1117	935	86.85	6.96	1605/B
1606	16th	B	4+BHK	9.11	0.00	1872	1612	149.73	9.11	1606/B
1607	16th	B	4+BHK	9.76	0.00	1969	1668	154.97	9.76	1607/B
1608	16th	B	3BHK	11.57	0.00	1204	961	89.30	11.57	1608/B
1609	16th	B	4BHK	9.54	0.00	1369	1135	105.47	9.54	1609/B
1701	17th	B	4BHK	13.74	0.00	1419	1131	105.04	13.74	1701/B
1702	17th	B	3BHK	10.69	0.00	1207	945	87.80	10.69	1702/B
1703	17th	B	3BHK	10.42	0.00	1412	1144	106.27	10.42	1703/B
1704	17th	B	3BHK	13.99	0.00	1322	1048	97.33	13.99	1704/B
1705	17th	B	3BHK	6.96	0.00	1117	935	86.85	6.96	1705/B
1707	17th	B	4+BHK	9.76	0.00	1969	1668	154.97	9.76	1707/B
1708	17th	B	3BHK	11.57	0.00	1204	961	89.30	11.57	1708/B
1709	17th	B	4BHK	9.54	0.00	1369	1135	105.47	9.54	1709/B
1802	18th	B	3BHK	10.69	0.00	1207	945	87.80	10.69	1802/B
1803	18th	B	3BHK	10.42	0.00	1412	1144	106.27	10.42	1803/B
1804	18th	B	3BHK	13.99	0.00	1322	1048	97.33	13.99	1804/B
1805	18th	B	3BHK	6.96	0.00	1117	935	86.85	6.96	1805/B
1807	18th	B	4+BHK	9.76	0.00	1969	1668	154.97	9.76	1807/B
1808	18th	B	3BHK	11.57	0.00	1204	961	89.30	11.57	1808/B
1809	18th	B	4BHK	9.54	0.00	1369	1135	105.47	9.54	1809/B
1902	19th	B	3BHK	10.69	0.00	1207	945	87.80	10.69	1902/B
1903	19th	B	3BHK	10.42	0.00	1412	1144	106.27	10.42	1903/B
1904	19th	B	3BHK	13.99	0.00	1322	1048	97.33	13.99	1904/B
1905	19th	B	3BHK	6.96	0.00	1117	935	86.85	6.96	1905/B
1907	19th	B	4+BHK	9.76	0.00	1969	1668	154.97	9.76	1907/B
1908	19th	B	3BHK	11.57	0.00	1204	961	89.30	11.57	1908/B
1909	19th	B	4BHK	9.54	0.00	1369	1135	105.47	9.54	1909/B
2001	20th	B	4BHK	13.74	0.00	1419	1131	105.04	13.74	2001/B
2002	20th	B	3BHK	10.69	0.00	1207	945	87.80	10.69	2002/B
2003	20th	B	3BHK	10.42	0.00	1412	1144	106.27	10.42	2003/B
2004	20th	B	3BHK	13.99	0.00	1322	1048	97.33	13.99	2004/B
2005	20th	B	3BHK	6.96	0.00	1117	935	86.85	6.96	2005/B
2006	20th	B	4+BHK	9.11	0.00	1872	1612	149.73	9.11	2006/B
2007	20th	B	4+BHK	9.76	0.00	1969	1668	154.97	9.76	2007/B
2008	20th	B	3BHK	11.57	0.00	1204	961	89.30	11.57	2008/B
2009	20th	B	4BHK	9.54	0.00	1369	1135	105.47	9.54	2009/B
2101	21th	B	4BHK	13.74	0.00	1419	1131	105.04	13.74	2101/B
2102	21th	B	3BHK	10.69	0.00	1207	945	87.80	10.69	2102/B
2103	21th	B	3BHK	10.42	0.00	1412	1144	106.27	10.42	2103/B
2104	21th	B	3BHK	13.99	0.00	1322	1048	97.33	13.99	2104/B
2105	21th	B	3BHK	6.96	0.00	1117	935	86.85	6.96	2105/B
2106	21th	B	4+BHK	9.11	0.00	1872	1612	149.73	9.11	2106/B
2107	21th	B	4+BHK	9.76	0.00	1969	1668	154.97	9.76	2107/B
2108	21th	B	3BHK	11.57	0.00	1204	961	89.30	11.57	2108/B

For Stalwart Projects (P) Ltd.

  
Director



2109	21th	B	4BHK	9.54	0.00	1369	1135	105.47	9.54	2109/B
2201	22th	B	4BHK	13.74	0.00	1419	1131	105.04	13.74	2201/B
2202	22th	B	3BHK	10.69	0.00	1207	945	87.80	10.69	2202/B
2203	22th	B	3BHK	10.42	0.00	1412	1144	106.27	10.42	2203/B
2204	22th	B	3BHK	13.99	0.00	1322	1048	97.33	13.99	2204/B
2205	22th	B	3BHK	6.96	0.00	1117	935	86.85	6.96	2205/B
2206	22th	B	4+BHK	9.11	0.00	1872	1612	149.73	9.11	2206/B
2207	22th	B	4+BHK	9.76	0.00	1969	1668	154.97	9.76	2207/B
2208	22th	B	3BHK	11.57	0.00	1204	961	89.30	11.57	2208/B
2209	22th	B	4BHK	9.54	0.00	1369	1135	105.47	9.54	2209/B
2301	23th	B	4BHK	13.74	0.00	1419	1131	105.04	13.74	2301/B
2302	23th	B	3BHK	10.69	0.00	1207	945	87.80	10.69	2302/B
2303	23th	B	3BHK	10.42	0.00	1412	1144	106.27	10.42	2303/B
2304	23th	B	3BHK	13.99	0.00	1322	1048	97.33	13.99	2304/B
2305	23th	B	3BHK	6.96	0.00	1117	935	86.85	6.96	2305/B
2306	23th	B	4+BHK	9.11	0.00	1872	1612	149.73	9.11	2306/B
2307	23th	B	4+BHK	9.76	0.00	1969	1668	154.97	9.76	2307/B
2308	23th	B	3BHK	11.57	0.00	1204	961	89.30	11.57	2308/B
2309	23th	B	4BHK	9.54	0.00	1369	1135	105.47	9.54	2309/B
2401	24th	B	4BHK	13.74	0.00	1419	1131	105.04	13.74	2401/B
2402	24th	B	3BHK	10.69	0.00	1207	945	87.80	10.69	2402/B
2403	24th	B	3BHK	10.42	0.00	1412	1144	106.27	10.42	2403/B
2404	24th	B	3BHK	13.99	0.00	1322	1048	97.33	13.99	2404/B
2405	24th	B	3BHK	6.96	0.00	1117	935	86.85	6.96	2405/B
2406	24th	B	4+BHK	9.11	0.00	1872	1612	149.73	9.11	2406/B
2407	24th	B	4+BHK	9.76	0.00	1969	1668	154.97	9.76	2407/B
2408	24th	B	3BHK	11.57	0.00	1204	961	89.30	11.57	2408/B
2409	24th	B	4BHK	9.54	0.00	1369	1135	105.47	9.54	2409/B
2501	25th	B	4BHK	13.74	0.00	1419	1131	105.04	13.74	2501/B
2502	25th	B	3BHK	10.69	0.00	1207	945	87.80	10.69	2502/B
2503	25th	B	3BHK	10.42	0.00	1412	1144	106.27	10.42	2503/B
2504	25th	B	3BHK	13.99	0.00	1322	1048	97.33	13.99	2504/B
2505	25th	B	3BHK	6.96	0.00	1117	935	86.85	6.96	2505/B
2506	25th	B	4+BHK	9.11	0.00	1872	1612	149.73	9.11	2506/B
2507	25th	B	4+BHK	9.76	0.00	1969	1668	154.97	9.76	2507/B
2508	25th	B	3BHK	11.57	0.00	1204	961	89.30	11.57	2508/B
2509	25th	B	4BHK	9.54	0.00	1369	1135	105.47	9.54	2509/B
2601	26th	B	4BHK	13.74	0.00	1419	1131	105.04	13.74	2601/B
2602	26th	B	3BHK	10.69	0.00	1207	945	87.80	10.69	2602/B
2603	26th	B	3BHK	10.42	0.00	1412	1144	106.27	10.42	2603/B
2604	26th	B	3BHK	13.99	0.00	1322	1048	97.33	13.99	2604/B
2605	26th	B	3BHK	6.96	0.00	1117	935	86.85	6.96	2605/B
2606	26th	B	4+BHK	9.11	0.00	1872	1612	149.73	9.11	2606/B
2607	26th	B	4+BHK	9.76	0.00	1969	1668	154.97	9.76	2607/B
2608	26th	B	3BHK	11.57	0.00	1204	961	89.30	11.57	2608/B
2609	26th	B	4BHK	9.54	0.00	1369	1135	105.47	9.54	2609/B
2701	27th	B	4BHK	13.74	0.00	1419	1131	105.04	13.74	2701/B

For Stalwart Projects (P) Ltd.



Director



2703	27th	B	3BHK	10.42	0.00	1412	1144	106.27	10.42	2703/B
2704	27th	B	3BHK	13.99	0.00	1322	1048	97.33	13.99	2704/B
2705	27th	B	3BHK	6.96	0.00	1117	935	86.85	6.96	2705/B
2706	27th	B	4+BHK	9.11	0.00	1872	1612	149.73	9.11	2706/B
2707	27th	B	4+BHK	9.76	0.00	1969	1668	154.97	9.76	2707/B
2709	27th	B	4BHK	9.54	0.00	1369	1135	105.47	9.54	2709/B
2801	28th	B	4BHK	13.74	0.00	1419	1131	105.04	13.74	2801/B
2802	28th	B	3BHK	10.69	0.00	1207	945	87.80	10.69	2802/B
2803	28th	B	3BHK	10.42	0.00	1412	1144	106.27	10.42	2803/B
2804	28th	B	3BHK	13.99	0.00	1322	1048	97.33	13.99	2804/B
2805	28th	B	3BHK	6.96	0.00	1117	935	86.85	6.96	2805/B
2806	28th	B	4+BHK	9.11	0.00	1872	1612	149.73	9.11	2806/B
2807	28th	B	4+BHK	9.76	0.00	1969	1668	154.97	9.76	2807/B
2808	28th	B	3BHK	11.57	0.00	1204	961	89.30	11.57	2808/B
2809	28th	B	4BHK	9.54	0.00	1369	1135	105.47	9.54	2809/B
2901	29th	B	4BHK	13.74	0.00	1419	1131	105.04	13.74	2901/B
2902	29th	B	3BHK	10.69	0.00	1207	945	87.80	10.69	2902/B
2903	29th	B	3BHK	10.42	0.00	1412	1144	106.27	10.42	2903/B
2904	29th	B	3BHK	13.99	0.00	1322	1048	97.33	13.99	2904/B
2905	29th	B	3BHK	6.96	0.00	1117	935	86.85	6.96	2905/B
2906	29th	B	4+BHK	9.11	0.00	1872	1612	149.73	9.11	2906/B
2907	29th	B	4+BHK	9.76	0.00	1969	1668	154.97	9.76	2907/B
2908	29th	B	3BHK	11.57	0.00	1204	961	89.30	11.57	2908/B
2909	29th	B	4BHK	9.54	0.00	1369	1135	105.47	9.54	2909/B
3001	30th	B	4BHK	13.74	0.00	1419	1131	105.04	13.74	3001/B
3002	30th	B	3BHK	10.69	0.00	1207	945	87.80	10.69	3002/B
3003	30th	B	3BHK	10.42	0.00	1412	1144	106.27	10.42	3003/B
3004	30th	B	3BHK	13.99	0.00	1322	1048	97.33	13.99	3004/B
3005	30th	B	3BHK	6.96	0.00	1117	935	86.85	6.96	3005/B
3006	30th	B	4+BHK	9.11	0.00	1872	1612	149.73	9.11	3006/B
3007	30th	B	4+BHK	9.76	0.00	1969	1668	154.97	9.76	3007/B
3008	30th	B	3BHK	11.57	0.00	1204	961	89.30	11.57	3008/B
3009	30th	B	4BHK	9.54	0.00	1369	1135	105.47	9.54	3009/B
3101	31st	B	4BHK	13.74	0.00	1419	1131	105.04	13.74	3101/B
3102	31st	B	3BHK	10.69	0.00	1207	945	87.80	10.69	3102/B
3103	31st	B	3BHK	10.42	0.00	1412	1144	106.27	10.42	3103/B
3104	31st	B	3BHK	13.99	0.00	1322	1048	97.33	13.99	3104/B
3105	31st	B	3BHK	6.96	0.00	1117	935	86.85	6.96	3105/B
3106	31st	B	4+BHK	9.11	0.00	1872	1612	149.73	9.11	3106/B
3107	31st	B	4+BHK	9.76	0.00	1969	1668	154.97	9.76	3107/B
3108	31st	B	3BHK	11.57	0.00	1204	961	89.30	11.57	3108/B
3109	31st	B	4BHK	9.54	0.00	1369	1135	105.47	9.54	3109/B
3201	32nd	B	4BHK	13.74	0.00	1419	1131	105.04	13.74	3201/B
3202	32nd	B	3BHK	10.69	0.00	1207	945	87.80	10.69	3202/B
3203	32nd	B	3BHK	10.42	0.00	1412	1144	106.27	10.42	3203/B
3204	32nd	B	3BHK	13.99	0.00	1322	1048	97.33	13.99	3204/B
3205	32nd	B	3BHK	6.96	0.00	1117	935	86.85	6.96	3205/B

For Stalwart Projects (P) Ltd.



Director



3206	32nd	B	4+BHK	9.11	0.00	1872	1612	149.73	9.11	3206/B
3207	32nd	B	4+BHK	9.76	0.00	1969	1668	154.97	9.76	3207/B
3208	32nd	B	3BHK	11.57	0.00	1204	961	89.30	11.57	3208/B
3209	32nd	B	4BHK	9.54	0.00	1369	1135	105.47	9.54	3209/B
3301	33rd	B	4BHK	13.74	0.00	1419	1131	105.04	13.74	3301/B
3302	33rd	B	3BHK	10.69	0.00	1207	945	87.80	10.69	3302/B
3303	33rd	B	3BHK	10.42	0.00	1412	1144	106.27	10.42	3303/B
3304	33rd	B	3BHK	13.99	0.00	1322	1048	97.33	13.99	3304/B
3305	33rd	B	3BHK	6.96	0.00	1117	935	86.85	6.96	3305/B
3306	33rd	B	4+BHK	9.11	0.00	1872	1612	149.73	9.11	3306/B
3307	33rd	B	4+BHK	9.76	0.00	1969	1668	154.97	9.76	3307/B
3308	33rd	B	3BHK	11.57	0.00	1204	961	89.30	11.57	3308/B
3309	33rd	B	4BHK	9.54	0.00	1369	1135	105.47	9.54	3309/B
3401	34th	B	DUPLEX	13.74	0.00	2439	1963	182.39	13.74	3401/B
3402	34th	B	DUPLEX	10.69	0.00	2073	1652	153.47	12.98	3402/B
3403	34th	B	DUPLEX	10.42	0.00	2390	1952	181.31	10.42	3403/B
3404	34th	B	DUPLEX	13.99	0.00	2312	1855	172.37	13.99	3404/B
3405	34th	B	DUPLEX	6.96	0.00	2099	1626	151.03	6.96	3405/B
3406	34th	B	DUPLEX	9.11	0.00	3463	2452	227.80	13.41	3406/B
3407	34th	B	DUPLEX	9.76	0.00	6653	2770	257.36	9.76	3407/B
3408	34th	B	DUPLEX	11.57	0.00	2218	1676	155.69	11.57	3408/B
3409	34th	B	DUPLEX	6.96	0.00	2459	1989	184.74	6.96	3409/B
105	01st	C	4BHK	6.50	0.00	1338	1121	104.18	6.50	105/C
106	01st	C	3BHK	10.80	0.00	1168	919	85.36	10.80	106/C
107	01st	C	3BHK	10.80	0.00	1168	919	85.40	10.80	107/C
108	01st	C	4BHK	6.50	0.00	1338	1125	104.57	6.50	108/C
201	02nd	C	3BHK	6.78	0.00	1133	987	91.66	6.78	201/C
202	02nd	C	3BHK	11.83	0.00	1127	852	79.15	11.83	202/C
203	02nd	C	3BHK	8.65	0.00	1139	941	87.39	8.65	203/C
204	02nd	C	3BHK	6.80	0.00	1133	942	87.55	6.80	204/C
305	03rd	C	4BHK	6.50	0.00	1338	1121	104.18	6.50	305/C
306	03rd	C	3BHK	10.80	0.00	1168	919	85.36	10.80	306/C
307	03rd	C	3BHK	10.80	0.00	1168	919	85.40	10.80	307/C
308	03rd	C	4BHK	6.50	0.00	1338	1125	104.57	6.50	308/C
401	04th	C	3BHK	6.78	0.00	1133	987	91.66	6.78	401/C
402	04th	C	3BHK	11.83	0.00	1127	852	79.15	11.83	402/C
403	04th	C	3BHK	8.65	0.00	1139	941	87.39	8.65	403/C
404	04th	C	3BHK	6.80	0.00	1133	942	87.55	6.80	404/C
505	05th	C	4BHK	6.50	0.00	1338	1121	104.18	6.50	505/C
506	05th	C	3BHK	10.80	0.00	1168	919	85.36	10.80	506/C
507	05th	C	3BHK	10.80	0.00	1168	919	85.40	10.80	507/C
508	05th	C	4BHK	6.50	0.00	1338	1125	104.57	6.50	508/C
606	06th	C	3BHK	13.98	0.00	1243	968	89.94	13.98	606/C
607	06th	C	3BHK	13.98	0.00	1243	968	89.98	13.98	607/C
608	06th	C	4BHK	9.32	0.00	1413	1179	109.51	9.32	608/C
701	07th	C	3BHK	13.74	0.00	1208	995	92.46	13.74	701/C
702	07th	C	3BHK	14.83	0.00	1202	902	83.81	14.83	702/C

For Stalwart Projects (P) Ltd.

  
Director



703	07th	C	3BHK	11.60	0.00	1214	991	92.10	11.60	703/C
704	07th	C	3BHK	9.78	0.00	1208	992	92.19	9.78	704/C
801	08th	C	3BHK	13.74	0.00	1208	995	92.46	13.74	801/C
802	08th	C	3BHK	14.83	0.00	1202	902	83.81	14.83	802/C
803	08th	C	3BHK	11.60	0.00	1214	991	92.10	11.60	803/C
804	08th	C	3BHK	9.78	0.00	1208	992	92.19	9.78	804/C
905	09th	C	4BHK	9.32	0.00	1413	1175	109.12	9.32	905/C
906	09th	C	3BHK	13.98	0.00	1243	968	89.94	13.98	906/C
907	09th	C	3BHK	13.98	0.00	1243	968	89.98	13.98	907/C
908	09th	C	4BHK	9.32	0.00	1413	1179	109.51	9.32	908/C
1001	10th	C	3BHK	13.74	0.00	1208	995	92.46	13.74	1001/C
1002	10th	C	3BHK	14.83	0.00	1202	902	83.81	14.83	1002/C
1003	10th	C	3BHK	11.60	0.00	1214	991	92.10	11.60	1003/C
1004	10th	C	3BHK	9.78	0.00	1208	992	92.19	9.78	1004/C
1105	11th	C	4BHK	9.32	0.00	1413	1175	109.12	9.32	1105/C
1106	11th	C	3BHK	13.98	0.00	1243	968	89.94	13.98	1106/C
1107	11th	C	3BHK	13.98	0.00	1243	968	89.98	13.98	1107/C
1108	11th	C	4BHK	9.32	0.00	1413	1179	109.51	9.32	1108/C
1201	12th	C	3BHK	13.74	0.00	1208	995	92.46	13.74	1201/C
1202	12th	C	3BHK	14.83	0.00	1202	902	83.81	14.83	1202/C
1203	12th	C	3BHK	11.60	0.00	1214	991	92.10	11.60	1203/C
1204	12th	C	3BHK	9.78	0.00	1208	992	92.19	9.78	1204/C
1305	13th	C	4BHK	9.32	0.00	1413	1175	109.12	9.32	1305/C
1306	13th	C	3BHK	13.98	0.00	1243	968	89.94	13.98	1306/C
1307	13th	C	3BHK	13.98	0.00	1243	968	89.98	13.98	1307/C
1308	13th	C	4BHK	9.32	0.00	1413	1179	109.51	9.32	1308/C

For Stalwart Projects (P) Ltd.



Director





# STALWART PROJECTS PVT.LTD

Ref No. \_\_\_\_\_

Date \_\_\_\_\_

## PROJECT NAME : STALWART SKYCITY, MZ. PATIA

DEVELOPER/ PROMOTER SHARE  
(M/S. STALWART PROJECTS PVT. LTD.)

### COMMERCIAL UNITS

Commercial Space No.	Floor	Block	Built up area in sqft	Carpet Area in sqft	Carpet Area in sqmt	Parking No.
C-001	Ground	A	1773	1612	149.77	001/A
C-002	Ground	A	1529	1390	129.11	002/A
C-003	Ground	A	1336	1215	112.84	003/A
C-004	Ground	A	1318	1199	111.35	004/A
C-005	Ground	A	1270	1155	107.28	005/A
C-006	Ground	A	358	326	30.25	006/A
C-101	First	A	1899	1726	160.36	101/A
C-102	First	A	1601	1455	135.21	102/A
C-103	First	A	1399	1272	118.17	103/A
C-104	First	A	1381	1255	116.60	104/A
C-105	First	A	1330	1209	112.35	105/A
C-106	First	A	300	273	25.33	106/A
C-201	Second	A	1899	1726	160.36	201/A
C-202	Second	A	1601	1455	135.21	202/A
C-203	Second	A	1399	1272	118.17	203/A
C-204	Second	A	1381	1255	116.60	204/A
C-205	Second	A	1330	1209	112.35	205/A
C-206	Second	A	300	273	25.33	206/A
C-301	Third	A	1899	1726	160.36	301/A
C-302	Third	A	1601	1455	135.21	302/A
C-303	Third	A	1399	1272	118.17	303/A
C-304	Third	A	1381	1255	116.60	304/A
C-305	Third	A	1330	1209	112.35	305/A
C-306	Third	A	300	273	25.33	306/A
C-401	Fourth	A	1899	1726	160.36	401/A

For Stalwart Projects (P) Ltd.


  
Director

C-402	Fourth	A	1601	1455	135.21	402/A
C-403	Fourth	A	1399	1272	118.17	403/A
C-404	Fourth	A	1381	1255	116.60	404/A
C-405	Fourth	A	1330	1209	112.35	405/A
C-406	Fourth	A	300	273	25.33	406/A
C-501	Fifth	A	1899	1726	160.36	501/A
C-502	Fifth	A	1601	1455	135.21	502/A
C-503	Fifth	A	1399	1272	118.17	503/A
C-504	Fifth	A	1381	1255	116.60	504/A
C-505	Fifth	A	1330	1209	112.35	505/A
C-506	Fifth	A	300	273	25.33	506/A
C-601	Sixth	A	1899	1726	160.36	601/A
C-602	Sixth	A	1601	1455	135.21	602/A
C-603	Sixth	A	2052	1865	173.28	603/A
C-606	Sixth	A	300	273	25.33	606/A

For Stalwart Projects (P) Ltd.



Director