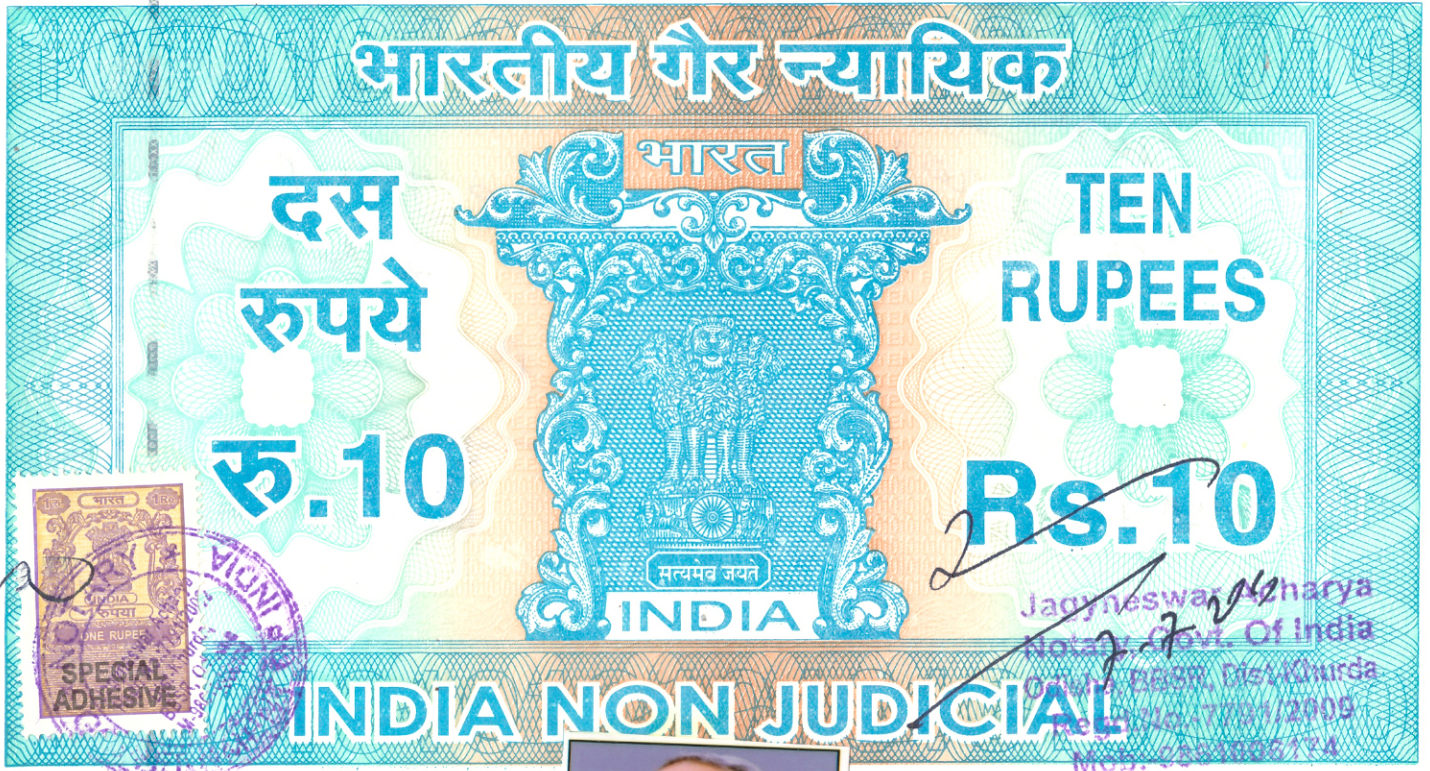


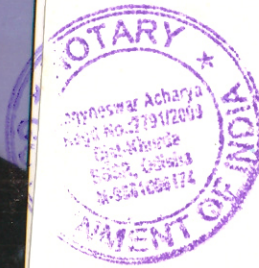
-7 JUL 2023



Jagyneshwar Acharya
 Notary, Gov. Of India
 Odisha, Khurda, Dist. Khurda
 Regd. No. 2791/2013
 Mob. 986807724

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60AA 183594



Soroja Kumari Mohanty

SHARE ALLOCATION AGREEMENT

This SHARE ALLOCATION AGREEMENT : is entered into on
 this 5th June 2023 at Bhubaneswar, Odisha
 BETWEEN

Smt Soroja Kumari Mohanty, aged about 74 years W/o-Late Rajanikanta mohanty resident of Plot No- 225/A, Saheed Nagar, P.o/Ps-Saheed Nagar, Bhubaneswar-751007, Khurda, odisha By Cast-Karana, By Profession: House wife (Herein after called as "Land Owner/ 1st Party" which expression unless repugnant to the context or meaning thereof shall mean and includes its successors, executors, administrators and assigns) here in after called the owner of the FIRST PART.



For Sri Jagannath Promoters & Builders (P) Ltd

Manoj
 Managing Director

Soroja Kumari Mohanty

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20901
30/5/2023

Shree Jeepee
& Beech
Pvt. Ltd.

Sunit

J.N. ...
Stamp Vendor
Bhubaneswar, Odisha

...

AND

SRI JAGANNATH PROMOTERS & BUILDERS PVT. LTD, a registered company, CIN-V70101OR1991PTC002969, having its City office at Plot No- 370/3184, Sishu vihar, P.s : Infocity-(ii) Chandrasekharpur, Bhubaneswar, District-Khurda,(Odisha) having PAN-AAGCS4290R, represented through its Managing Director Sri Pradipta Kumar Biswasroy bearing Aadhar No- 6491 5621 2917, aged about 67years, S/o- Late Binod Bihari Biswasroy, by Caste - Brahmin, by Profession – Business (Hereinafter referred to as "Developer/2nd Party" which expression unless repugnant to the context or meaning thereof shall mean and include its successors, executors, administrations and assigns) Here in after called the developer of the **SECOND PART.**

WHEREAS, the 1st Party being the absolute owner of property under Mouza- Jharpada, Mutation Khata No- 928/54, Plot No-294 & 654, Area-Ac.0.191 decimals, entered into "Agreement for Development" of the Land, vide Regd Deed No- 11081510473, and a "Irrevocable General power of Attorney" vide Registration No- 11081509616, on dated 02.11.2015 "

WHEREAS, both the parties had jointly executed and registered the above development agreement as well as power of Attorney specifying clearly the land owner's share of built up spaces, a part from all such terms & conditions applicable.

WHEREAS, Subsequently, due to some incidents both the party have mutually agreed to Execute an addendum of Agreement, Exhibiting clearly the built up share extent in the form of ready built Flats, which are to be allotted in the complex, in regard to land owner's share in like of Land Owner's project land offered for the Apartment development.

WHEREAS, in the mean while the building plan has already been approved by the Bhubaneswar Municipal Corporation vide its Letter No-928, dated 07/01/2023.

WHEREAS, in terms of the registered original Development agreement Power of attorney, and Addendum of Agreement between both the parties, the 2nd part have allocated the agreed share converting to specific Flat as per the table below. to the land owner Smt. Soroja Kumari Mohanty.

For Sri Jagannath Promoters & Builders (P) Ltd

— Anamika
Managing Director

Soroja Kumari Mohanty

- (a) Allocation of share in residential Apartment to Land Owner
(Smt. Soroja Kumari Mohanty)

LAND OWNER'S SHARE OF FLAT								
Sl No	Floor No	Type	Flat No	Carpet Area(Sft)	Balcony Area(Sqft)	Car parking Number	Parking Area(Sqft)	SBA of Flats
1	First	3BHK	101	1146 sft	107 sft	1	230.69	1774 sft
2	Third	2BHK	302	855 sft	83 sft	2	230.69	1326 sft
3	Fourth	2BHK	402	855 sft	83 sft	3	207.02	1326 sft

- (b) Retention of share of Built of Spaces in residential Apartment by the Builder /Developer

DEVELOPER'S SHARE OF FLATS							
Sl No	Floor No	Type	Flat No	Carpet Area(Sqft)	Balcony Area(Sqft)	Car Parking Number	Parking Area(Sqft)
1	First	3BHK	103	1340 sft	124 sft	4	207.02 sft
2	First	2BHK	102	855 sft	83 sft	5	253.07 sft
3	2nd	3BHK	201	1146 sft	107 sft	6	272.87 sft
4	2nd	2BHK	202	855 sft	83 sft	7	261.36 sft
5	2nd	3BHK	203	1340 sft	124 sft	8	246.61 sft
6	3rd	3BHK	301	1146 sft	107 sft	9	279.22 sft
7	3rd	3BHK	303	1340 sft	124 sft	10	280.19 sft
8	4th	3BHK	401	1146 sft	107 sft	11	204.87 sft
9	4th	3BHK	403	1340 sft	124 sft	12	204.87 sft

General terms & Conditions:

1. That, the Land owner shall bear all the out going expenses and deposits etc, as speltout in the land development Agreement & GPA.
2. That the Builder is entitled to dispose of or use in any manner it deems fit, without any intervention of the first party.
3. That, the Land owner, shall be liable to transfer the title of the proportionate undivided interest in the land, in reference to her share to the association of allottee as per RERA act 2016, & rule-2017.
4. That, the land owner shall remain bound to be the member of the Apartment owner's association & shall abide by all rules & buy laws.



For Sri Jagannath Promotors & Builders (P) Ltd

[Signature]
Managing Director

Saroja Kumari Mohanty

