

NOTARISED

28 AUG 2023



ଓଡ଼ିଶା ओडिशा ODISHA

28.08.2023
DUSAN SAMO76477;
NOTARY, GOV. OF ODISHA
BHUBANESWAR, ODISHA
REGD. NO. 68/2012
MOB-9439143015

Allocation Agreement

This memorandum of agreement, executed on this day of 28th Aug 2023, at Bhubaneswar.

M/S GK Properties, a Partnership Firm having its registered office at Flat no-102, Sai Prasad Enclave, Rasulgarh, Bhubaneswar-751010. Represented by its Managing Partner Amaresh Parida, aged about 36 years, S/o- Golak Bihari Parida by Caste- Khandayat, by Profession – business (hereinafter called the “BUILDER/DEVELOPER”). Which expression shall mean and include his heirs, successors and assigns of the FIRST PARTY.

AND

Sri Lalit Kumar Panda, aged about 38 years and Prashanta Panda, aged about 31 years both are S/O Late Lingaraj Panda, by caste- Brahmin, by profession- Seva Pujari, resident of At/Po- Kalarahanga, P.S- Mancheswar, District- Khurda (Odisha)- 751024 (Hereinafter called the “LAND OWNER”) which expression shall repugnant to the subject or context shall mean and include his heirs, successors and assigns of the SECOND PART.

For GK PROPERTIES
Amaresh Parida
MANAGING PARTNER

Lalit Kumar Panda
Prashanta Panda

22508
21/8/23

ae

G K Properties



M.M Parida,

R.C. SAHOO
STAMP VENDER
AMARAWAR

For GK PROPERTIES
Amaraeswar Parida
MANAGING PARTNER

Faint handwritten notes at the bottom left.

Faint handwritten notes at the bottom right.

WHEREAS:-

1. The second party being the absolute owner of the schedule situated in Mouza-Kalarahnaga, District-Khurda, PS- Mancheswar, Tahasil- Bhubaneswar, corresponding to Khata no.725/3090, Plot no-1873/3571, area Ac. 0.440 decimals, Status- Gharabari. Having right, title interest and possession over the same and by virtue of an agreement bearing Application no. 1132207226, dt.03-06-2022 And General Power of Attorney dt.03/06/2022 Bearing document no.1132207225 the second parties have entrusted to the first party to develop and construct an Apartment/ FLAT and where in the first party has agreed to allocate the 2nd party (share of 50%) of the built up area in the proposed Apartment/ FLAT "LINGARAJ ENCLAVE" namely to be constructed.
2. The first party have already obtained the approved building plan from the BDA vide letter No. BP/BMC/004318 dt. 09-08-2023, and has undertaken to complete the construction of the Apartment/ FLAT as per norms of the aforesaid letter and shall also obtain all necessary clearance from the concerned authority or statutory bodies and as per the terms and conditions of the agreement Application no. 1132207226, dt.03-06-2022 And a general power of attorney dt.03/06/2022 Bearing document no.1132207225 the first parties hereby allocate 50% of built up area to the second party.

DETAILS OF ALLOCATION IN APARTMENT/ FLAT WHICH MENTIONED BELOW: (AS LAND OWNER SHARE)

SL NO	FLAT NO	TYPE	CARPET AREA (in.sqft)	SALEABLE AREA(in. sqft)	PARKING NUMBER	LAND OWNER SHARE
1	101	4 BHK	1259 sqft	1897 sqft	101	Lalita Kumar Panda & Prashanta Panda
2	102	2 BHK	845.52 sqft	1369 sqft	102	Lalita Kumar Panda & Prashanta Panda
3	103	2 BHK	572.32 sqft	1096 sqft	103	Lalita Kumar Panda & Prashanta Panda
4	105	3 BHK	831.85 sqft	1266 sqft	106	Lalita Kumar Panda & Prashanta Panda
5	107	3 BHK	880.70 sqft	1351 sqft	107	Lalita Kumar Panda & Prashanta Panda
6	201	4 BHK	1259 sqft	1897 sqft	201	Lalita Kumar Panda & Prashanta Panda

For GK PROPERTIES
Amresh Parida
MANAGING PARTNER

Lalit Kumar Panda
Prashanta Panda

7	202	2 BHK	845.52 sqft	1369 sqft	202	Lalita Kumar Panda & Prashanta Panda
8	203	2 BHK	572.32 sqft	1096 sqft	203	Lalita Kumar Panda & Prashanta Panda
9	206	3 BHK	831.85 sqft	1266 sqft	206	Lalita Kumar Panda & Prashanta Panda
10	207	3 BHK	880.70 sqft	1351 sqft	207	Lalita Kumar Panda & Prashanta Panda
11	304	2 BHK	678.95 sqft	1091 sqft	304	Lalita Kumar Panda & Prashanta Panda
12	305	2 BHK	631.18 sqft	994 sqft	305	Lalita Kumar Panda & Prashanta Panda
13	308	2.5 BHK	759.97 sqft	1361 sqft	308	Lalita Kumar Panda & Prashanta Panda
14	309	2 BHK	828.95 sqft	1264 sqft	309	Lalita Kumar Panda & Prashanta Panda
15	310	2 BHK	730.49 sqft	1095 sqft	310	Lalita Kumar Panda & Prashanta Panda
16	311	3 BHK	1014.02 sqft	1536 sqft	311	Lalita Kumar Panda & Prashanta Panda
17	404	2 BHK	678.95 sqft	1091 sqft	404	Lalita Kumar Panda & Prashanta Panda
18	405	2 BHK	631.18 sqft	994 sqft	405	Lalita Kumar Panda & Prashanta Panda
19	408	2.5 BHK	759.97 sqft	1361 sqft	408	Lalita Kumar Panda & Prashanta Panda
20	409	2 BHK	828.95 sqft	1264 sqft	409	Lalita Kumar Panda & Prashanta Panda
21	410	2 BHK	730.49 sqft	1095 sqft	410	Lalita Kumar Panda & Prashanta Panda
22	411	3 BHK	1014.02 sqft	1536 sqft	411	Lalita Kumar Panda & Prashanta Panda
23	502	2 BHK	845.52 sqft	1369 sqft	502	Lalita Kumar Panda & Prashanta Panda
24	506	3 BHK	831.85 sqft	1266 sqft	506	Lalita Kumar Panda & Prashanta Panda
25	508	2.5 BHK	759.97 sqft	1361 sqft	508	Lalita Kumar Panda & Prashanta Panda
26	510	2 BHK	730.49 sqft	1095 sqft	510	Lalita Kumar Panda & Prashanta Panda
27	511	3 BHK	1014.02 sqft	1536 sqft	511	Lalita Kumar Panda & Prashanta Panda

For GK PROPERTIES
Amarath Parida
MANAGING PARTNER

Lalit Kumar Panda
Prashanta Panda

DETAILS OF ALLOCATION IN APARTMENT/ FLATS WHICH MENTIONED BELOW: (AS DEVELOPER SHARE)

SL NO	FLAT NO	TYPE	CARPET AREA (in.sqft)	SUPER BUILT UP AREA (in.sqft)	PARKING NUMBER	DEVELOPER SHARE
1	104	2 BHK	678.95 sqft	1091 sqft	104	GK PROPERTIES
2	105	2 BHK	631.18 sqft	994 sqft	105	GK PROPERTIES
3	108	2.5 BHK	759.97 sqft	1361 sqft	108	GK PROPERTIES
4	109	2 BHK	828.95 sqft	1264 sqft	109	GK PROPERTIES
5	110	2 BHK	730.49 sqft	1095 sqft	110	GK PROPERTIES
6	111	3 BHK	1014.02 sqft	1536 sqft	111	GK PROPERTIES
7	204	2 BHK	678.95 sqft	1091 sqft	204	GK PROPERTIES
8	205	2 BHK	631.18 sqft	994 sqft	205	GK PROPERTIES
9	208	2.5 BHK	759.97 sqft	1361 sqft	208	GK PROPERTIES
10	209	2 BHK	828.95 sqft	1264 sqft	209	GK PROPERTIES
11	210	2 BHK	730.49 sqft	1095 sqft	210	GK PROPERTIES
12	211	3 BHK	1014.02 sqft	1536 sqft	211	GK PROPERTIES
13	301	4 BHK	1259 sqft	1897 sqft	301	GK PROPERTIES
14	302	2 BHK	845.52 sqft	1369 sqft	302	GK PROPERTIES
15	303	2 BHK	572.32 sqft	1096 sqft	303	GK PROPERTIES
16	306	3 BHK	831.85 sqft	1266 sqft	306	GK PROPERTIES
17	307	3 BHK	880.70 sqft	1351 sqft	307	GK PROPERTIES
18	401	4 BHK	1259 sqft	1897 sqft	401	GK PROPERTIES
19	402	2 BHK	845.52 sqft	1369 sqft	402	GK PROPERTIES



For GK PROPERTIES
 Amarendra Panda
 MANAGING PARTNER

Lalit Kumar Panda
 Prashanta Panda

20	403	2 BHK	572.32 sqft	1096 sqft	403	GK PROPERTIES
21	406	3 BHK	831.85 sqft	1266 sqft	406	GK PROPERTIES
22	407	3 BHK	880.70 sqft	1351 sqft	407	GK PROPERTIES
23	501	4 BHK	1259 sqft	1897 sqft	501	GK PROPERTIES
24	504	2 BHK	678.95 sqft	1091 sqft	504	GK PROPERTIES
25	505	2 BHK	631.18 sqft	994 sqft	505	GK PROPERTIES
26	507	3 BHK	880.70 sqft	1351 sqft	507	GK PROPERTIES
27	509	2 BHK	828.95 sqft	1264 sqft	509	GK PROPERTIES

Total No of Apartment/ FLAT-54 (Fifty Four Only)

And 1 Society Room i.e Room No. 503

- (1) That, the first parties allocate the above said Apartment/ FLAT in favour of the second party from "LINGARAJ ENCLAVE", which is comes under land owner share.
- (2) That the first party shall deliver the physical possession of the land owner share Apartment/ FLAT after completion of construction of the Apartment.
- (3) That, the second party shall get proportionate four wheeler parking space (garage).
- (4) That, the first parties shall deliver the Apartment/ Flats with amenities.
- (5) That, this allocation agreement is part and parcel of the original agreement and general power of attorney which has already been executed between the parties on 03/06/2022.



For GK PROPERTIES
Amaresh Parida
MANAGING PARTNER

Lalit Kumar Panda
Prashanta Panda

IN WITNESS WHEREOF, the party to have executed these presents in presence of witnesses on the day _____ first a have written.

WITNESSES

1. Tapas Ranjan Mohapatra
S/o: Tapas KV. Mohapatra
Add: Rasulganj, BSR

2. Rasmi Ranjan Barik
S/o - Phillip Kumar Barik
Address - Chandrasekharpur, Bhubaneswar

For GK PROPERTIES
Amarresh Pasida
MANAGING PARTNER

First Party (s)

Lalit Kumar Panda

Prashanta Panda


Second Party (s)

CERTIFICATE

Certified that this deed of Agreement is drafted and typed by me as per the direction and both the parties, and being understood the contents of this deed and they put their respective signatures in presence of the witness as

EXECUTED IN PRESENCE OF WITNESS




28.08.2023
DUSASAN SAMANTARAY
NOTARY, GOVT. OF ODISHA
BHUBANESWAR, ODISHA
REGD. NO. 88/2012
MOB-9439143015