

08 JUN 2022

भारतीय गैर न्यायिक

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TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL



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

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57AA 078675

For SAI RAJ HOMES  
Somu Rajin Das  
Managing Partner

**AGREEMENT FOR EVIDENCING ALLOTMENT OF FLAT  
IN THE "SRI SAI ENCLAVE" APARTMENT**

**SAI RAJ HOMES**, having its office at Plot No.37, Budha Nagar, Bhubaneswar, PIN.- 751006, Dist- Khurda (Odisha) represented by its Managing Partner **SRI SMRUTI RANJAN DAS** aged about 54 years, S/o. Late Bansidhar Das hereinafter called as the Developer, the party of the **FIRST PART.**

**AND**

- SRI SATYA NARAYAN BEURA**, aged about 38 years, son of Nidhi Charan Beura, having Aadhar No. 5750 8844 3548 & PAN- BHIPB9672F; resident of Borikhi, PO.: Borikhi, PS.: Tirtol, Dist.: Jagatsinghpur (Odisha) and presently residing At.: Plot No. 280/2896, Kalarahanga, PO.: KIIT, PS.: Infocity, Bhubaneswar, Dist; Khordha (Odisha)(PIN-751024), owner of Plot No.: 280/2896, Area : 0.075 decimals under Khata No.: 725/224 at Mouza: Kalarahanga, Tahasil: Bhubaneswar, Dist: Khordha **AND 2. SUBHASINI DUTTA**, aged about 45 years, wife of Debesh Dutta, having Aadhar No. 7675 5330 0549 & PAN-AMAPB4034D; resident of Plot No. 128/2863, Ekamra Vihar, Ebaranga,

Satyannarayan Beura  
Subhasini Dutta

Aul Kumar Mahanty  
Aparita Nayak





PO.: Sundarpada, PS.: Airfield, Bhubaneswar, Dist; Khordha (Odisha)(PIN-751002), owner of Plot No.: 280/2896/6238, Area : 0.075 decimals under Khata No.: 725/3943 at Mouza: Kalarahanga, Tahasil: Bhubaneswar, Dist: Khordha; hereinafter called as the Land Owners, the party of the **SECOND PART**.

WHEREAS, the Party of the First Part have entered into a Memorandum Agreement with the Party of the Second Part for commercial exploitation of land pertaining to Plot No. **280/2896**, Area **Ac.0.075** decimals under Khata No. **725/224** and Plot No. **280/2896/6238**, Area **Ac.0.075** decimals under Khata No. **725/3943**, under **Mouza: Kalarahanga**, Tahasil: Bhubaneswar, Dist.-Khurda, in sharing basis on dated 20.01.2021. And as per terms and conditions of aforesaid agreement, the Party of the First Part has obtaining building approval plan of proposed project comprising 1 block (S+4), as per approval Letter No. BNB/3610/2022 dated 29.04.2022 issued by Bhubaneswar Development Authority (BDA).

AND WHEREAS as per terms and conditions of aforesaid agreement the party of the second part land owners are entitled to get 50% and developer is entitled to get rest 50% pertaining to residential flats/units of total approved built up area towards their respective share on the basis of aforesaid calculation, the party of the first part hereby allotted the following flats to the second party towards his owner's share.

Land Owner's Flats towards their 50% share

| Serial No | Name of the Owner's | Floor  | Flat | Super-Built up area in sqft. | Carpet Area in sqft. | Parking No | Parking Area in sqft. |
|-----------|---------------------|--------|------|------------------------------|----------------------|------------|-----------------------|
| 1         | Satyanarayan Beura  | First  | 102  | 1439.21 SQ.FT                | 950.90 SQ.FT         | 07         | 162.76 SQ.FT          |
| 2         | Satyanarayan Beura  | Second | 201  | 1550.17 SQ.FT                | 1021.72 SQ.FT        | 08         | 162.76 SQ.FT          |
| 3         | Subhasini Dutta     | Second | 203  | 1737.41 SQ.FT                | 1127.96 SQ.FT        | 09         | 162.76 SQ.FT          |
| 4         | Subhasini Dutta     | Third  | 301  | 1550.17 SQ.FT                | 1021.72 SQ.FT        | 10         | 162.76 SQ.FT          |
| 5         | Subhasini Dutta     | Fourth | 402  | 1439.21 SQ.FT                | 950.90 SQ.FT         | 11         | 162.76 SQ.FT          |
| 6         | Satyanarayan Beura  | Fourth | 403  | 1737.41 SQ.FT                | 1127.96 SQ.MT        | 12         | 162.76 SQ.FT          |

Anil Kumar Mohanty  
Aparita Nayak

Satyanarayan Beura  
Subhasini Dutta



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Developer's Flats towards their 50% share

| Serial No | Floor  | Flat | Super-Built up area in sqft. | Carpet Area In sqft. | Parking No | Parking Area in sqft. |
|-----------|--------|------|------------------------------|----------------------|------------|-----------------------|
| 1         | First  | 101  | 1550.17 SQ.FT                | 1021.72 SQ.FT        | 01         | 162.76 SQ.FT          |
| 2         | First  | 103  | 1737.41 SQ.FT                | 1127.96 SQ.FT        | 02         | 162.76 SQ.FT          |
| 3         | Second | 202  | 1439.21 SQ.FT                | 950.90 SQ.FT         | 03         | 162.76 SQ.FT          |
| 4         | Third  | 302  | 1439.21 SQ.FT                | 950.90 SQ.FT         | 04         | 162.76 SQ.FT          |
| 5         | Third  | 303  | 1737.41 SQ.FT                | 1127.96 SQ.FT        | 05         | 162.76 SQ.FT          |
| 6         | Fourth | 401  | 1550.17 SQ.FT                | 1021.72 SQ.FT        | 06         | 162.76 SQ.FT          |

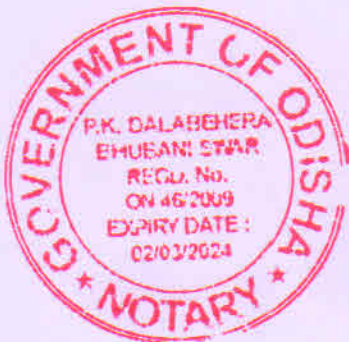
For SAI RAJ HOMES  
Smriti Rajin Das  
Managing Partner

This is the final allotment towards the owner's share. The party of the Second Part owner's hereby accept and acknowledge the above allotment area towards their owner's share without any objection.

That, it is mutually agreed between both the parties, that the party of the First Part Developer is now free to negotiate/deal with remaining 50% towards the developer's share with its intending purchaser pertaining to their developer's share as per their own sweet will as they thinks proper to which the Party of second Part, their representatives/heirs shall not raise any objection whatsoever.

Satyannarayan Beura  
Subhasini Beura

Amit Kumar Mishra  
Arpita Nayak





IN WITNESSES WHEREOF, the parties above named signed on this 8<sup>th</sup> day of June, 2022.

Witnesses :

1. Anil Kumar Mohanty  
S/o - Manoj Kumar Mohanty  
AD - Chandanapuri, BBSR

2. Arpita Nayak.  
D/o - Dusmanta K. Nayak.  
AD - BBSR

For SAI RAJ HOMES

Smitraj Das  
Managing Partner

Signature of the  
FIRST PARTY

Satyanarayan Beura  
Subhasini Beura

Signature of the  
SECOND PARTY



*[Signature]*  
P.K. DALABEHERA  
Notary, Bhubaneswar  
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