

- 7 JUL 2023

भारतीय गैर न्यायिक

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रुपये

TEN  
RUPEES

₹.10

Rs. 10

भारत

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL



Notary, Govt. District  
Odisha BSR, Bhubaneswar  
Regd No. 7791/2009  
M.D. - 9861006174

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60AA 183595



SHARE ALLOCATION AGREEMENT

Akhya Kumar Bakshi

This SHARE ALLOCATION AGREEMENT : is entered into this on  
5<sup>th</sup> June 2023 at Bhubaneswar, Odisha

BETWEEN

Sri Akhya Kumar Bakshi, aged about 60 years, S/o - Late Kali Charan Bakshi Presently residing at Plot No-C2, OM Tower, Prabhakar Street, Ramaraopeta, Kakinada, (Andhra Pradesh), Pin No-533004 ,By Cast-Brahmin, By Profession: PSU-Servant Aadhar No. 5118 7837 1241 PAN NO- ACGPB8810K Mob.9967571325.( 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

Akhya Kumar Bakshi

Managing Director



ES/10/2023

20900  
20500

DISTRICT TREASURY  
JIRBA, BHUBANESWAR  
25 MAY 2023  
ADDL. T. OFFICER

Shree Jain  
A. B. B. B.  
paid

J.N. ...  
Stam.  
Bhubanes.  
for  
Coun

Sunit



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

AND

SRI JAGANNATH PROMOTERS & BUILDERS PVT. LTD, a registered company, CIN- V70101OR1991PTC002969, having its City office at 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 67 years, S/o-Late Binod Bihari Biswasroy, by caste, - Brahmin, by Profession – Business ( Herein after 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 1<sup>st</sup> Party being the absolute owner of property under Mouza-Patia, Mutation Khata No- 474/723 Plot No-378/2514 & 378/2515, Deed No-1082102214, on dated 08.02.2021.

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 other terms & conditions to abide by.

And WHEREAS, it was mutually decided by both the parties that the respective share of built up spaces need to be identified in shape of Flats, specifying the details of allotted Flats and covered parking spaces etc, in the Approved plan.

And WHEREAS, this addendum of agreement, on allocation of share of each of the part is necessitated for eliminating any confusion among both the parties.

WHEREAS, in the mean while the building plan has already been approved by the Bhubaneswar Municipal Corporation vide its Letter No-5976, dated. 07/02/2023.

WHEREAS, in terms of the original Development agreement, Addendum agreement & power of attorney between the parties the 2nd party have allocated the land owner Sri Akhya Kumar Bakshi, the agreed share converting to specific Flats as per the table below.

For Sri Jagannath Promoters & Builders (P) Ltd

*(Signature)*  
Managing Director



*(Signature)* Akshya Kumar Bakshi

- (a) Allocation of share in residential Apartment to the party of the First Part/Land Owner (Sri Akhya Kumar Bakshi)

Jagyneshwar  
Notary, Govt. Of India  
Odisha, BBSR, Dist-Khurd  
Regd.No.-77912004  
MOB:-9861003174

LAND OWNER'S SHARE OF FLAT								
Sl No	Floor No	Type	Flat No	Carpet Area(Sqft)	Balcony Area(Sqft)	Car parking Number	Parking Area(Sqft)	Parking Floor No
1	1 <sup>st</sup> Floor	3BHK	101	1067.82 sft	121.4 sft	5	140 sft	
2	2 <sup>nd</sup> Floor	3BHK	201A	1067.82 sft	121.4 sft	8	131 sft	
3	2 <sup>nd</sup> Floor	3BHK	202A	1108.92 sft	123.95 sft	10	218.5 sft	
4	2 <sup>nd</sup> Floor	3BHK	203A	1427.85 sft	148.91 sft	11	223 sft	
5	4 <sup>th</sup> Floor	2BHK	Unit-4	1448.61 sft	274.81 sft	12	161.50 sft	
6	4 <sup>th</sup> Floor	3BHK	Unit-5	1066.20 sft	xxx	13	133.5 sft	

- (b) Allocation of share in residential apartment to the party of the Second part/ 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)	Parking Floor No
1	First	3BHK	102	1108.92 sft	123.95 sft	1	140 sft	
2	First	3BHK	103	1427.85 sft	148.91 sft	2	140 sft	
3	Third	3BHK	301	1067.82 sft	121.43 sft	3	140 sft	
4	Third	3BHK	302	1108.92 sft	123.45 sft	4	140 sft	
5	Third	3BHK	303	1427.85 sft	148.91 sft	6	286.40 sft	
6	4 <sup>th</sup> Floor	3BHK	Unit-1A	1108.92 sft	123.95 sft	7	140 sft	
7	5 <sup>th</sup> Floor	2BHK	Unit-6	1116.02 sft	130.30 sft	9	194 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 land, in reference to her share to the association of allottee as per RERA act 2016, & rule-2017.

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 Promoters & Builders (P) Ltd

Managing Director

Akhya Kumar Bakshi



IN WITNESSETH WHEREOF, the Parties here to have set and subscribed their respective hands and seals on this day, month and year mentioned hereinabove.

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

WITNESSES :

1.

Akshya Kumar Borkari

Signature of 1<sup>st</sup> Party

2.

For Sri Jagannath Promoters & Builders (P) Ltd

*[Handwritten Signature]*

Managing Director  
Signature of 2<sup>nd</sup> Party

IDENTIFIED BY ME  
*[Handwritten Signature]*  
ADVOCATE, BBSR



*[Handwritten Signature]*  
Jagyneshwar Acharya  
Notary, Govt. Of India  
Odisha, BBSR, Dist-Khurda  
Regd.No.-7791/2009  
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