भारतीय गैर न्यायिक

भारत

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INDIA

INDIA NON JUDICIAL

ओड़िशा ओडिशा ODISHA 59AA 218978

NOTARY C.R. SATAPATHY BRAHMAPUR (GM) REGD. NO ON/12/04 EXP. 02/24 GOVT. OF ODISHA

SHARE ALLOCATION AGREEMENT

This agreement is made on this the 25th day of June, 2022 (Two Thousand Twenty Two) at Berhampur.

BY AND BETWEEN

Sri. Santosh Kumar Tripathy, aged about 59 years, S/o. Late Sarat Chandra Tripathy, permanent resident of Harikrishnapur, P.S: Seragada, Town: Seragada, Dist: Gunjam, at present residing at Jochynapuri lane, Paramguru Bhavan, Lochapada Road, Po: Barhampur, Tahasil: Kukudakhandi, Ps: Barhampur Sadar, Dist: Barhampur, (hereinafter called the 1st Party which expression shall mean and include his heirs, successors, and representatives etc.) of the **FIRST PARTY/LAND OWNER.**

NOTARY C.R. Satapathy Brahmapur (Gm.) Regd. No On/12/04 GOVT. OF ODISHA

AND

M/S. ISALI CARE ESTATES AND HEALTH PVT. LTD., a private limited company incorporated under the Indian Companies Act,2013 vide CIN No: U45400OR2018PTCO29815. Dtd: 01.11.2018, having regd office at Bijipur

Er. Birca Prasad Patra M.Tech (Hydro Power) MIE (I) FIV (I) REGD. NO. 214/2020 Directorate of Th... Building BHUBANESWAR

1. Santosh Kumar Tripathy

2. Soumya Ranjan Pradhan.

Form Part 25.6.2022 C.R. Satapathy Notary Berhampur (Gm.)

Sova Rani Pradhan
Berhampur

Treasury Officer
Special Treasury, Berhampur

Sova Rani Pradhan

Nilakantha Nagar, 1st lane, Gosaninuagaon, Barhampur Town, Gunjam-760001, represented by its Managing Director **Smt. Sova Rani Pradhan,** aged about 53 years, W/o: Suren Kumar Pradhan, By caste: Kurum, By Profession: Business, permanently residing at: Bijipur Nilakantha Nagar, 1st lane, Gosaninuagaon, PO/PS: Barhampur Town, Gunjam-760001, Odisha, Aadhar No: 2476 2319 2859, Mobile No: 8917280313 **by virtue of Regd. GPA No:. 10612200918, Dtd: 07/02/2022** at the Registration Office, Berhampur-I (hereinafter called the 2nd Party which expression shall mean and include its heirs, successors, and representatives etc.) of the **SECOND PARTY/DEVELOPER.**

WHERE AS, both the parties has entered into a Development Agreement, **Dtd: 17/12/20218** and have also executed the **Registered IGPA Document No: 10612200918, Dtd: 07/02/2022** before the Registration Office, Berhampur-I.

ANDWHERE AS, as per the above referred Development Agreement and Power of Attorney, the parties are entitled to get the following flats in the apartment project named and styled as "**ISALI TOWER"** to be constructed over the plot mentioned in the schedule below towards their full and final entitlement as their share of Flats including respective Parking Space and common areas.

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Total: 06 Nos. of Flat allocated to First Party/Land owner

FLAT NO	FLOOR NO	CARPET AREA (IN SQFT)	PARKING NO
102	FIRST	975.3	102
202	SECOND	975.3	202
203	SECOND	713.17	203
302	THIRD	975.3	302
402	FOURTH	975.3	402
404	FOURTH	701.23	404

Er. Biraja Prasad Patra B.Tech. (Civil) MIE (I) FIV (I) CHARTERED ENGINEER M-118959/4 REGD. TECH. PERSON Directorate of Town Planning BHUBANESWAR REGD. NO. 214/2020

Total:10 Nos. of Flat allocated to Second party/Developer

FLAT NO	FLOOR NO	CARPET AREA(IN SQFT)	PARKING NO
101	FIRST	907.4	101
103	FIRST	713.17	103
104	FIRST	701.23	104

1. Santosh Kumar Tripathy

2. Sova Rani Pradhan

Form Part

25.6.2022

C.R. Satapathy
Notary Berhampur (Gm)

201	SECOND	907.4	201
204	SECOND	701.23	204
301	THIRD	907.4	301
303	THIRD	713.17	303
304	THIRD	701.23	304
401	FOURTH	907.4	401
403	FOURTH	713.17	403

WHERE AS, after the execution of this share allocation agreement the parties shall not have any claim in any manner and nature from each other over the apartment project mentioned above.

AND WHERE AS, both parties shall bear their respective tax liability as applicable in accordance with law.

AND WHERE AS, any dispute arising out this agreement shall be settled by the competent court at Bhubaneswar having effective jurisdiction.

NOTARY C.R SATAPATHY BRAHMAPUR (Gm) REGD. NO ON/12/04 EXP 02/24 GOVT. OF ODISHA

SCHEDULE OF PROPERTY

Dist.-Gunjam, Tahsil- Kukudakhani , PS: Berhampur, P.S No.45, Mouza: - Lochapada, Mutation Khata No.495/5002, Plot No. 1212/10701, area Ac0.106 dec and Mutation Khata No: 495/5126, Plot No: 1213/13292, area Ac0.048 dec, under Registration Office, Berhampur-I. **Totally 2 Khata, 2 Plot, admeasuring Ac.0.154 decimal**

In witnesses whereof both parties sign this agreement on the day, date and year first above written.

Witness

1. Abhipsa Pradhan
D/o - Suren Kumar Pradhan,
Nilakanthanagar 1st lane,
Berhampur, Ganjam, Odisha

Santosh Kumar Tripathy

FIRST PARTY

Sova Rani Pradhan.

SECOND PARTY

2. Santosh ku. Patra.
S/o Subash ch Patra.
Alakapuri, Berhampur

Er. Biraja Prasad Patra
M.Tech (Civil) MIE (I) FIV (I)
CHARTERED ENGINEER
M-118959/4
REGD. TECH. PERSON
Directorate of Town Planning
BHUBANESWAR
REGD. No. 214/2020

NOTARY C.R. Satapathy Brahmapur (Gm.) Regd. No On/12/04 GOVT. OF ODISHA

Sign Attested
C.R. Satapathy
Notary, Berhampur (Gm
Odisha
Regd No ON/12/04