

22 MAR 2022

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INDIA

INDIA NON JUDICIAL

ଓଡ଼ିଶା ओडिशा ODISHA

BBSR, DIST-KHURDA, ODISHA
REGD. NO. 7791/2009
MOB: 8455885397 49AA 678371

ALLOCATION AGREEMENT

THIS AGREEMENT made on this the 10th day of December Two Thousand and Twenty One at Bhubaneswar, Odisha.

BETWEEN

MR. NIRANJAN PANDA, aged about 83 years, S/o-Late Ramprasad Panda, resident of House No-21/A, Panda Building Shakti Nagar, PO-Rourkela, PS-Sector-3, Dist-Sundargarh, Pin-769014, Odisha, now residing at House No-18, Royal Garden, Kuberpuri, Near Aiginia Telephone Exchange, Po-Aiginia, Ps-Khandagiri, Bhubaneswar, Dist-Khurda, Pin-751019, by Profession-Retd. SAIL, by caste-Brahmin, having PAN:-AJWPP5931A, Aadhaar No:-7262-9331-1301 & Mob:-6370234055 (Hereinafter referred to as "1st Party/Land Owner") (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his successors-in-title and assigns) of the **FIRST PART**;

AND

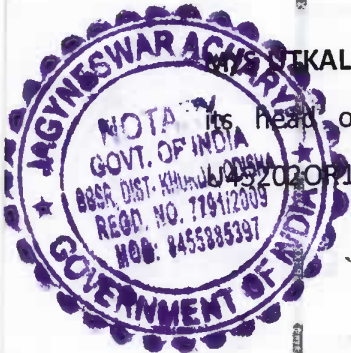
UTKAL BUILDERS LIMITED, a company registered under companies Act, 1956 and having its head office at 777, Saheed Nagar, Bhubaneswar-751007, Dist-Khurda, having CIN-2020PL1990PLC002529, PAN-AAACU5502C, represented through its Director Mr. Sharad

Niranjan Panda

For Utkal Builders Limited

Sharad Panda
Managing Director

Page | 1



JAGYNESWAR ACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST. KHURDA, ODISHA
REGD. NO. 7791/2009
MOB: 8455885397

Baid, aged about 44 years, S/o Bhanwarlal Baid, having Aadhaar No-6393-3855-0025, PAN-ADEPB3155G, Mob:-9437555111, (Hereinafter called as "**Developer/2nd Party**" which expression unless excluded by or repugnant to the subject or context shall deem to mean and include its successors, assigns, representatives, etc.) of the **SECOND PART**.

THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows:

1. By an Agreement for Development of Land, dated 24th April 2019, (the **Development Agreement**) made between the parties hereto, the Land Owner agreed to contribute **ALL THAT** the piece and parcel of land containing an area of Ac.0.056 Dec. , situate lying at and being Plot No.334/2272, recorded in Khata No.703/559, corresponding to sabik khata no.30. in Mouza Patrapara, Police Station Bhubaneswar (Presently Khandagiri), Bhubaneswar-751019, District: Khurda (hereinafter referred to as ""the **said Property**) and to allow the same to be used exclusively and solely for the purpose of development of the same by the Developer.
2. The Land Owner has also executed a **General Power of Attorney** in favour of the **Developer** for the purpose of development and the same has been registered with the Additional District Sub-Registrar, Khandagiri, Khurda in Book I Volume No.72, Pages 10 Being No.11131903553, on dated 25th April 2019, for the year 2019.
3. The Developer has also entered into several Development Agreements with several land owners of the contiguous properties for development of their properties as well.
4. The Developer has prepared and has got approved a single sanctioned plan bearing Building Sanction Plan No.MBP-BMC-02-0088/2019, dated 17-09-2021, from the Bhubaneswar Municipal Corporation for development of the properties belonging to the Land Owner herein and the land owners of other contiguous properties.
5. At the time of entering into the Development Agreement, the Bhubaneswar Development Authority (BDA) used to give sanction of 2.5 Floor Area Ratio (FAR) but due to changes in the rules and regulations, the Developer was able to attain higher FAR for construction

ranjan Panda

For Utkal Builders Limited

Shreed 30
Managing Director



6. Although, the Developer was able to attain a higher FAR but he had to pay Sanction Fees, TDR, SIDP, Shelter Fees etc. for the additional Far obtained and as such after mutual discussions between the parties it has been amicably decided by and between the parties hereto that the Land Owner is entitled to **1635 Sq.ft** Square Feet of **Carpet Area** together with the right to use **1 numbers** of Car Parking Spaces of the building. The chart showing the calculation of the area forming a part of the Owner's Allocation with the flats and the car parking spaces allocated to the Land Owner is annexed herewith and marked as Annexure 'A.'
7. The Land Owner hereby confirms the Developer that the Land Owner is satisfied with the allocation of the Land Owner and has no further claim in the said Property and/or the Developer's Allocation save what has mentioned herein.
8. The respective allocations of the parties hereto shall be sold/retained/rented out as per the restrictions and covenants to be finalised by the Developer.
9. Taxes or outgoings, if any applicable, in respect of the Owner's Allocation shall be paid by the Land Owner and/or its proposed buyer.
10. The following Extras and Deposits in respect of the Owners Allocation shall be realised solely by the Developer from the proposed buyers of the transferable areas:

Extras:

- i) Electrical Charges;
- ii) Terrace Beautification Charges;
- iii) Club Development Charges;
- iv) Legal Charges;
- v) Holding & Municipality Charges
- vi) Advance Maintenance Charges for a period of 12 months.

Deposits:

- a) Society/Corpus Fund

11. Any further change in any of the terms of this Agreement shall be mutually decided by and between the parties hereto and the same shall be in writing.

12. All other terms and conditions of the Development Agreement, save what has been mentioned herein, shall remain in force until changed by the parties in writing.

Virendra Prasad Panda

For Utkal Builders Limited

Shobhit Kumar
Managing Director

JAGYNESWARACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST-KHURDA, ODISHA
REGD. NO. 7791/2009
MOB: 845885397

IN WITNESS WHEREOF the parties hereto has hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED by the 1st Party
(Niranjan Panda) at Bhubaneswar.

Niranjan Panda

In Presence of :

01. *Shiv Natayan Panda*

SIGNED SEALED AND DELIVERED on behalf of the above named 2nd Party (DEVELOPER), by its Managing Director, Mr. Sharad Baid at Bhubaneswar.

Sharad Baid

02. *Santanu Behera*
777, Sahel Nagar
Bhubaneswar - 751007



ANNEXURE-A

[Handwritten Signature]
JAGYNESWAR ACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST-KHURDA, ODISHA
REGD. NO. 7791/2009
MOB: 8455885397

SL. NO.	BLOCK	FLOOR	FLAT NO.	TYPE	CAR PARKING SPACE	CARPET AREA (SQ.FT)	UDS (SQ.FT)	
							SQ.FT	DECIMAL
1	D	5TH	53	RESIDENTIAL FLAT-2.5 BHK + SERVANT CUBIC	1	1261	416	0.96
2	D	2ND		COMMERCIAL SPACE	NA	374	128	0.29
TOTAL					1	1635	544	1.25

Niranjan Panda

For Utkal Builders Limited

[Handwritten Signature]
Managing Director

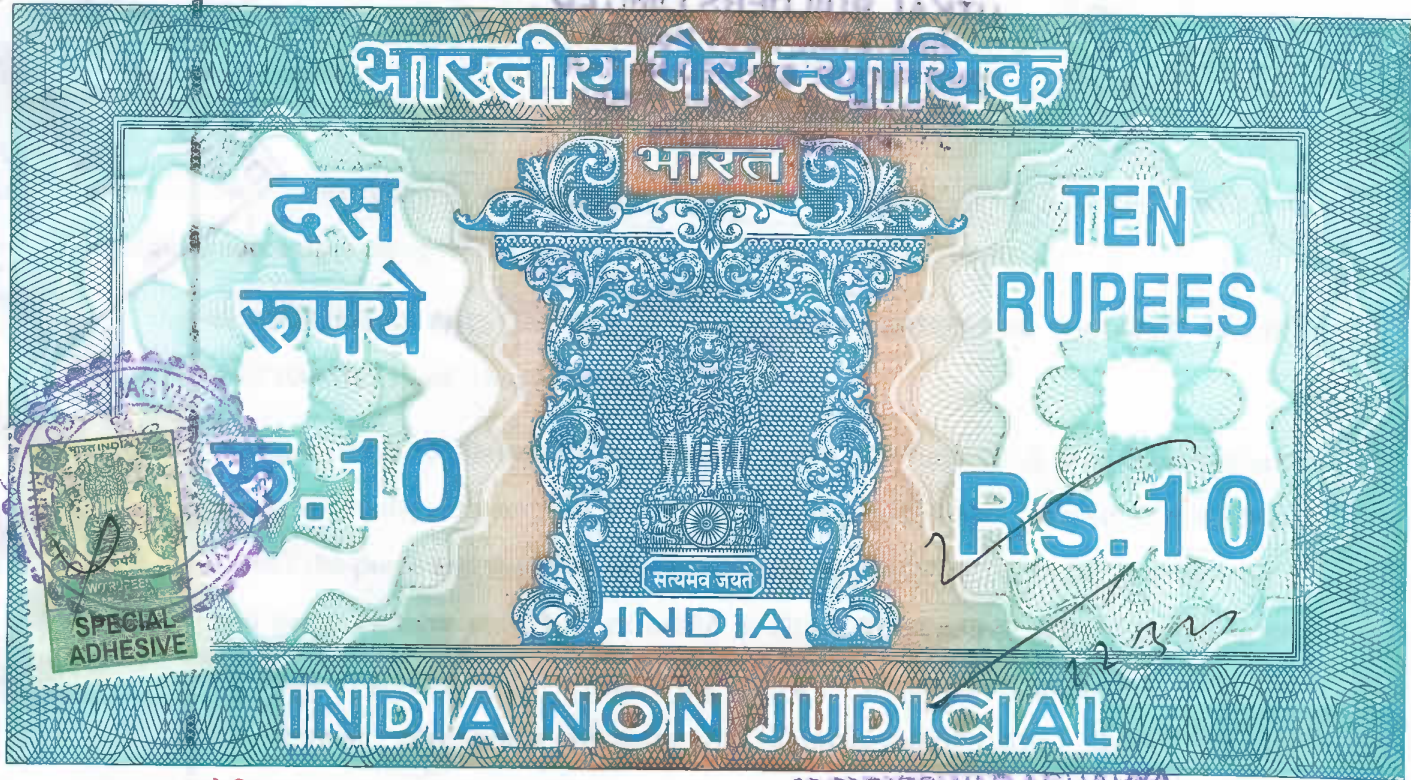
IDENTIFIED BY ME

[Handwritten Signature]
ADVOCATE, BBSR



[Handwritten Signature]
JAGYNESWAR ACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST-KHURDA, ODISHA
REGD. NO. 7791/2009
MOB: 8455885397

22 MAR 2022



ଓଡ଼ିଶା ଖୋଡ଼ିଶା ODISHA

JAGYNESWARACHARYA
 NOTARY, GOVT. OF INDIA 49AA 678373
 BBSR, DIST-KHURDA, ODISHA
 REGD. NO. 7791/2009
 MOB. 9437551111

ALLOCATION AGREEMENT

THIS AGREEMENT made on this the 29th day of November Two Thousand and Twenty One at Bhubaneswar, Odisha.

BETWEEN

SRI GANESH CHANDRA ACHARI, aged 62 years, S/o-Sri Bauribandhu Achari, residing at Plot No. A/23, Ruchika Market, Delta, Bhubaneswar, P.S.-Khandagiri, District-Khurda, Odisha, by Profession-Business, by caste-Goldsmith, having Aadhaar No. 7468-6340-9466, PAN-AAXPA8567B, (Hereinafter referred to as "1st Party/Land Owner") (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his successors-in-title and assigns) of the **FIRST PART**;

AND

M/S UTKAL BUILDERS LIMITED, a company registered under companies Act, 1956 and having its head office at 777, Saheed Nagar, Bhubaneswar-751007, Dist-Khurda, having CIN-U45202OR1990PLC002529, PAN-AAACU5502C, represented through its Director Mr. Sharad Baid, aged about 44 years, S/o Bhanwarlal Baid, having Aadhaar No-6393-3855-0025, PAN-ABDPR81553, Mob:-9437555111, (Hereinafter called as "**Developer/2nd Party**") which



(Handwritten signature in Odia script)

For Utkal Builders Limited

(Handwritten signature of Sharad Baid)
Managing Director

JAGYNESWARACHARYA
NOTARY GOVT. OF INDIA
BBSR, DIST. KHURDA, ODISHA
REGD. NO. 77912009
MOB: 8455935339

expression unless excluded by or repugnant to the subject or context shall deem to mean and include its successors, assigns, representatives, etc.) of the **SECOND PART**.

THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows:

1. By an Agreement for Development of Land, dated 25th June 2018, (the **Development Agreement**) made between the parties hereto, the Land Owner agreed to contribute **ALL THAT** the piece and parcel of land containing an area of Ac.0.200 Dec. , situate lying at and being Plot No.336/2120, recorded in Khata No.703/362, corresponding to sabik Plot No. 78/1965, khata No.575/96 in Mouza Patrapara, Police Station Bhubaneswar (Presently Khandagiri), Bhubaneswar-751019, District: Khurda (hereinafter referred to as ""the **said Property**) and to allow the same to be used exclusively and solely for the purpose of development of the same by the Developer.
2. The Land Owner has also executed a **General Power of Attorney** in favour of the **Developer** for the purpose of development and the same has been registered with the Additional District Sub-Registrar, Khandagiri, Khurda in Book I Volume No.105, Pages 23 Being No.11131805260, on dated **25th June 2018**, for the year 2018.
3. The Developer has also entered into several Development Agreements with the land owners of the contiguous properties for development of their properties as well.
4. The Developer has prepared and has got approved a single sanctioned plan bearing Building Sanction Plan No.MBP-BMC-02-0088/2019, dated **17-09-2021**, from the Bhubaneswar Municipal Corporation for development of the properties belonging to the Land Owner herein and the land owners of other contiguous properties.
5. At the time of entering into the Development Agreement, the Bhubaneswar Development Authority (BDA) used to give sanction of 2.5 Floor Area Ratio (FAR) but due to changes in the rules and regulations, the Developer was able to attain higher FAR for construction
6. Although, the Developer was able to attain a higher FAR but he had to pay Sanction fees, TDR, SIDP, Shelter Fees etc. for the additional Far obtained and as such after mutual discussions between the parties it has been amicably decided by and between



07/09/2021

For Utkal Builders Limited

Shardha
Managing Director

JAGYNESWARACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST. KHURDA, ODISHA
REGD. NO. 7784/2009
MOB: 8455885397

the parties hereto that the Land Owner is entitled to **5886 Sq.ft of Carpet Area** together with the right to use **4** numbers of Car Parking Spaces of the building. The chart showing the calculation of the area forming a part of the Owner's Allocation with the flats and the car parking spaces allocated to the Land Owner is annexed herewith and marked as **Annexure 'A.'**

7. The Developer has deposited with the Land Owner a sum of **Rs.15,00,000/-** (Rupees Fifteen Lakhs) only as Interest Free Refundable Security Deposit. It has been mutually agreed between the parties hereto that the Land Owner shall refund the said Deposit to the Developer at the time of handing over the physical possession of the flats allocated to the Land Owner by the Developer and/or at the time when the Land Owner entering into an Agreement for Sale for any Flat (forming a part of the Owner's Allocation) to any prospective buyer..
8. The Land Owner hereby confirms the Developer that the Land Owner is satisfied with the allocation of the Land Owner and has no further claim in the said Property and/or the Developer's Allocation save what has mentioned herein.
9. The respective allocations of the parties hereto shall be sold/retained/rented out as per the restrictions and covenants to be finalised by the Developer.
10. Taxes or outgoings, if any applicable, in respect of the Owner's Allocation shall be paid by the Land Owner and/or its proposed buyer.
11. The following Extras and Deposits in respect of the Owners Allocation shall be realised solely by the Developer from the proposed buyers of the transferable areas:

Extras:

- i) Electrical Charges;
- ii) Terrace Beautification Charges;
- iii) Club Development Charges;
- Legal Charges;
- Warding & Municipality Charges
- Advance Maintenance Charges for a period of 12 months.

Deposits:

- a) Society/Corpus Fund



For Utkal Builders Limited

Page | 3

Managing Director

u30

JAGYNESWARACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST-KHURDA, ODISHA
MOB: 9455885397

12. Any further change in any of the terms of this Agreement shall be mutually decided by and between the parties hereto and the same shall be in writing.

13. All other terms and conditions of the Development Agreement, save what has been mentioned herein, shall remain in force until changed by the parties in writing.

IN WITNESS WHEREOF the parties hereto has hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED by the 1st Party
(GANESH CHANDRA ACHARI) at Bhubaneswar.

07/09/2019

In Presence of :

01. *Shree G. Achari*

SIGNED SEALED AND DELIVERED on behalf of the above named 2nd Party (DEVELOPER), by its Managing Director, MR. SHARAD BAID at Bhubaneswar.

02. *Sharad Baid*

For Utkal Builders Limited

Sharad Baid
Managing Director

u30

IDENTIFIED BY ME
[Signature]
ADVOCATE, BBSR



JAGYNESWARACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST-KHURDA, ODISHA
REGD. NO. 7791/2009
MOB: 9455885397

ANNEXURE-A

SL. NO.	BLOCK	FLOOR	FLAT NO.	TYPE	CAR PARKING SPACE	CARPET AREA (SQ.FT)	UDS (SQ.FT)	
							SQ.FT	DECIMAL
1	D	3 RD	31	3 BHK + SERVANT CUBIC	1	1671	552	1.27
2	D	3 RD	32	3 BHK + SERVANT CUBIC	1	1762	575	1.32
3	D	4 TH	43	2.5 BHK + SERVANT CUBIC	1	1261	416	0.96
4	D	4 TH	44	2.5 BHK + SERVANT CUBIC	1	1192	396	0.91
TOTAL					4	5886	1939	4.46

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For Utkal Builders Limited

Shouk
Managing Director



Jagyneshwar Acharya
JAGYNESHWAR ACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST-KHURDA, ODISHA
REGD. NO. 7791/2009
MOB: 8455085297

22 MAR 2022



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49AA 678375

ALLOCATION AGREEMENT

THIS AGREEMENT made on this the 24th day of December Two Thousand and Twenty One at Bhubaneswar, Odisha.

BETWEEN

MR. BRAJA KISHORE SAHOO, aged about 40 years, S/o-Purna Chandra Sahoo, Plot No-343, Near Near Techno School, N.H.-5, Po-Patrapada, Ps-Khandagiri, Bhubaneswar, Dist-Khurda, Odisha, by Profession-Business, by caste-Teli, having PAN:-BMHPS1803D, Aadhaar No:-3198 2161 5512 & Mob:-9437041685, (Hereinafter referred to as "1st Party/Land Owner") (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his successors-in-title and assigns) of the **FIRST PART**;

AND

M/S UTKAL BUILDERS LIMITED, a company registered under companies Act, 1956 and having its head office at 777, Saheed Nagar, Bhubaneswar-751007, Dist-Khurda, having CIN-045202OR1990PLC002529, PAN-AAACU5502C, represented through its Director Mr. Sharad Baid, aged about 44 years, S/o Bhanwarlal Baid, having Aadhaar No-6393-3855-0025, PAN-ADEPB3155G, Mob:-9437555111, (Hereinafter called as "Developer/2nd Party" which

Braja Kishore Sahoo



For Utkal Builders Limited

Sharad Baid
Managing Director

JAGYNESWAR ACHARYA
NOTARY GOV. OF INDIA
BBSR, DIST. KHURDA, ODISHA
REGD. NO. 12345
MOB. 98765

expression unless excluded by or repugnant to the subject or context shall deem to mean and include its successors, assigns, representatives, etc.) of the **SECOND PART**.

THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows:

1. By an Agreement for Development of Land, dated 11th January 2019, (**the Development Agreement**) made between the parties hereto, the Land Owner agreed to contribute **ALL THAT** the piece and parcel of land containing an area of Ac.0.140 Dec. , situate lying at and being Plot No.703/1499, recorded in Khata No.336/3046, in Mouza Patrapara, Police Station Bhubaneswar (Presently Khandagiri), Bhubaneswar-751019, District: Khurda (hereinafter referred to as ""the **said Property**) and to allow the same to be used exclusively and solely for the purpose of development of the same by the Developer.
2. The Land Owner has also executed a **General Power of Attorney** in favour of the **Developer** for the purpose of development and the same has been registered with the Additional District Sub-Registrar, Khandagiri, Khurda in Book I Volume No.6, Pages 25 Being No.11131900273, on dated 14th Jan 2019, for the year 2019.
3. The Developer has also entered into several Development Agreements with several land owners of the contiguous properties for development of their properties as well.
4. The Developer has prepared and has got approved a single sanctioned plan bearing Building Sanction Plan No.MBP-BMC-02-0088/2019, dated 17-09-2021, from the Bhubaneswar Municipal Corporation for development of the properties belonging to the Land Owner herein and the land owners of other contiguous properties.
5. At the time of entering into the Development Agreement, the Bhubaneswar Development Authority (BDA) used to give sanction of 2.5 Floor Area Ratio (FAR) but due to changes in the rules and regulations, the Developer was able to attain higher FAR for construction

Bruja Kishore Saboo



For Utkal Builders Limited
Shardul
Managing Director

6. Although, the Developer was able to attain a higher FAR but he had to pay Sanction Fees, TDR, SIDP, Shelter Fees etc. for the additional Far obtained and as such after mutual discussions between the parties it has been amicably decided by and between the parties hereto that the Land Owner is entitled to **4271 Sq.ft** Square Feet of **Carpet Area** together with the right to use **3 numbers** of Car Parking Spaces of the building. The chart showing the calculation of the area forming a part of the Owner's Allocation with the flats and the car parking spaces allocated to the Land Owner is annexed herewith and marked as **Annexure 'A.'**
7. The Land Owner hereby confirms the Developer that the Land Owner is satisfied with the allocation of the Land Owner and has no further claim in the said Property and/or the Developer's Allocation save what has mentioned herein.
8. The respective allocations of the parties hereto shall be sold/retained/rented out as per the restrictions and covenants to be finalised by the Developer.
9. Taxes or outgoings, if any applicable, in respect of the Owner's Allocation shall be paid by the Land Owner and/or its proposed buyer.
10. The following Extras and Deposits in respect of the Owners Allocation shall be realised solely by the Developer from the proposed buyers of the transferable areas:
Extras:
 - i) Electrical Charges;
 - ii) Terrace Beautification Charges;
 - iii) Club Development Charges;
 - iv) Holding & Municipality Charges
 - v) Advance Maintenance Charges for a period of 12 months.Deposits:
 - a) Society/Corpus Fund
11. Any further change in any of the terms of this Agreement shall be mutually decided by and between the parties hereto and the same shall be in writing.
12. All other terms and conditions of the Development Agreement, save what has been mentioned herein, shall remain in force until changed by the parties in writing.



For Utkal Builders Limited

Shard 30
Managing Director

Br. Ja. Kishore Sahu

JAGYNESWAR ACHARYA
NOTARY GOVT OF INDIA
BBSR, DIST. PURBA ODISHA
12/03/2009
12/03/2009

IN WITNESS WHEREOF the parties hereto has hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED by the 1st Party
(MR. BRAJA KISHORE SAHOO) at Bhubaneswar.

In Presence of :

01. Atul Ku. Pradhan
Flat-201, Shree Residency
Pragati Vihar, Bhubaneswar

SIGNED SEALED AND DELIVERED on behalf of the above
named 2nd Party (DEVELOPER), by its Managing
Director, Mr. Sharad Baid at Bhubaneswar.

02. Santanu Behera
Plot NO - 777, Sahay Nagar
Bhubaneswar - 751007

For Utkal Builders Limited

Sharad Baid
Managing Director



Braja Kishore Sahoo

JAGYNESWAR ACHARYA
 NOTARY GOVT. OF INDIA
 BBSR, DIST. KHURDA, ODISHA
 REGD. NO. 1701/2009
 MOB. 9455333397

ANNEXURE-A

SL.NO.	BLOCK	FLOOR	FLAT NO.	FLAT TYPE	CAR PARKING SPACE	CARPET AREA (SQ.FT)	UDS (SQ.FT)	
							SQ.FT	DECIMAL
1	A	3RD	32	3 BHK + SERVANT CUBIC	1	1763	575	1.32
2	A	3RD	33	2.5 BHK + SERVANT CUBIC	1	1263	416	0.96
3	A	3RD	34	2.5 BHK + SERVANT CUBIC	1	1245	411	0.94
TOTAL					3	4271	1402	3.22

For Utkal Builders Limited

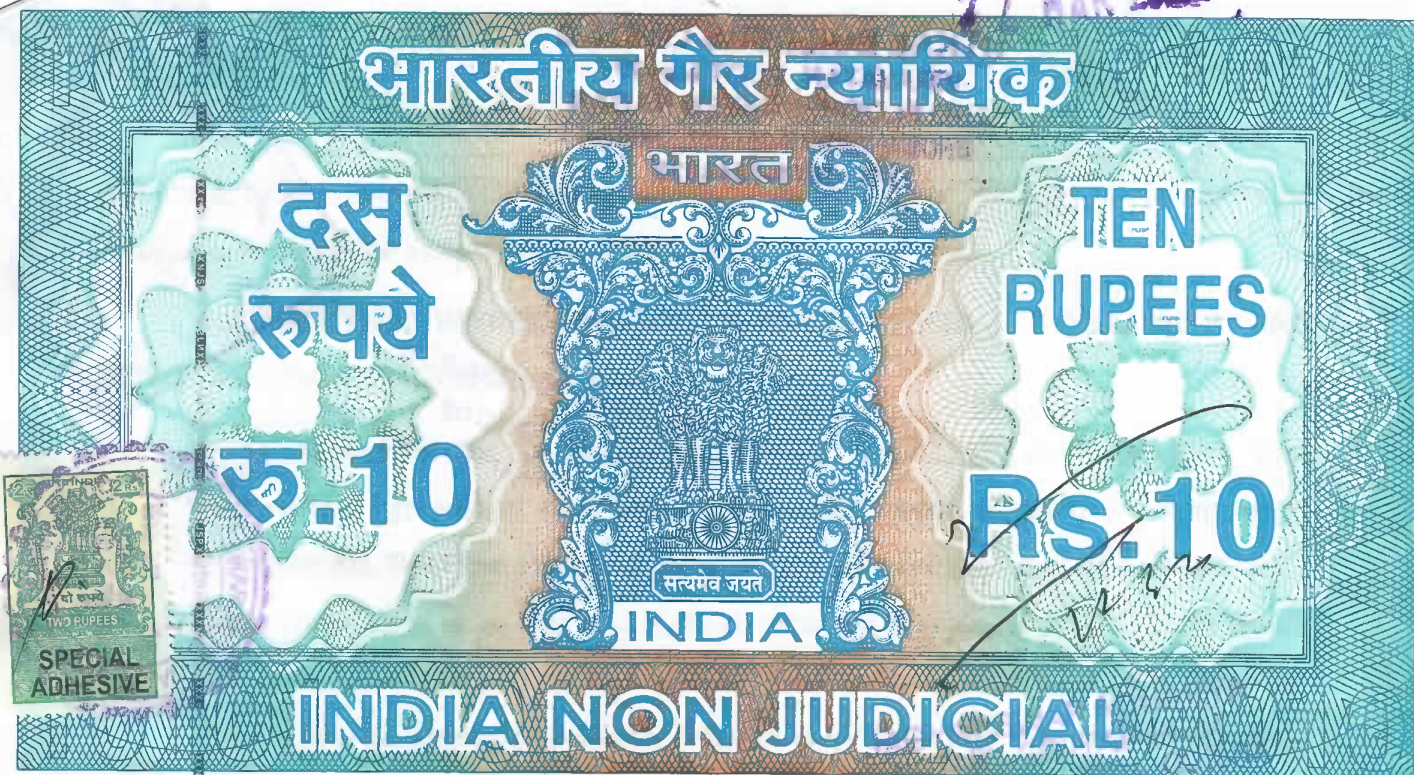
Shreed 3
 Managing Director

IDENTIFIED BY ME

S
 ADVOCATE, BBSR



JAGYNESWAR ACHARYA
 NOTARY GOVT. OF INDIA
 BBSR, DIST. KHURDA, ODISHA
 REGD. NO. 1701/2009
 MOB. 9455333397



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BBSR, DIST. KHURDA
REGD. NO. 17912003
MOB: 8455855681
491A 678377

ALLOCATION AGREEMENT

THIS AGREEMENT made on this the 10th day of December Two Thousand and Twenty One at Bhubaneswar, Odisha.

BETWEEN

SMT. BINODINI MOHANTY, aged 59 years, W/o-Sri Basanta Kumar Mohanty, resident of Vill/Po/P-Khandapara, Dist-Nayagarh, Pin-752077 and presently residing at Plot No. 336/3222, Patrapada, P.S.-Khandagiri, Bhubaneswar, District-Khurda, Odisha, by Profession-Housewife, by caste- Karan, having PAN:-ALTPM7432L, Aadhaar No:- 8478 1372 8285, Mob:-9937785520, (Hereinafter referred to as "1st Party/Land Owner") (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include her successors-in-title and assigns) of the **FIRST PART**;

AND

M/S UTKAL BUILDERS LIMITED a company incorporated under Companies Act, 1956 having its registered office at 777, Saheed Nagar, Post Office and Police Station: Saheed Nagar, Bhubaneswar-750007, represented by its Managing Director. **Mr. Sharad Baid** son of Shri Bhanwar Baid hereinafter referred to as the "**DEVELOPER**" (which expression unless



Binodini Mohanty

For Utkal Builders Limited
Sharad Baid
Managing Director
Page 1 of 5

JAGYNESWAR ACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST. KHURDA, ODISHA
REGD. NO. 7191/2009
MOB: 943305397

repugnant to the context or meaning thereof shall mean and include its successors or successors-in-office and assigns) of the **OTHER PART**.

THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows:

1. By an Agreement for Development of Land, dated 23RD February 2019, (the **Development Agreement**) made between the parties hereto, the Land Owner agreed to contribute **ALL THAT** the piece and parcel of land containing an area of Ac.0.100 Dec. , situate lying at and being Plot No.336/3221, recorded in Khata No.703/1720 in Mouza Patrapara, Police Station Bhubaneswar (Presently Khandagiri), Bhubaneswar-751019, District: Khurda (hereinafter referred to as ""the **said Property**) and to allow the same to be used exclusively and solely for the purpose of development of the same by the Developer.
2. The Land Owner has also executed a **General Power of Attorney** in favour of the **Developer** for the purpose of development and the same has been registered with the Additional District Sub-Registrar, Khandagiri, Khurda in Book I Volume No.33, Pages 28 Being No.11131901696, on dated 22nd February 2019, for the year 2019.
3. The Developer has also entered into several Development Agreements with the land owners of the contiguous properties for development of their properties as well.
4. The Developer has prepared and has got approved a single sanctioned plan bearing Building Sanction Plan No.MBP-BMC-02-0088/2019, dated 17-09-2021, from the Bhubaneswar Municipal Corporation for development of the properties belonging to the Land Owner herein and the land owners of other contiguous properties.
5. At the time of entering into the Development Agreement, the Bhubaneswar Development Authority (BDA) used to give sanction of 2.5 Floor Area Ratio (FAR) but due to changes in the rules and regulations, the Developer was able to attain higher FAR construction



Bimali Mohanty

For Utkal Builders Limited

Managing Director

JAGYNESWAR ACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST. KHURDA, ODISHA
REC'D. NO. 7791/2009
MOB. 8435705397

6. Although, the Developer was able to attain a higher FAR but he had to pay Sanction Fees, TDR, SIDP, Shelter Fees etc. for the additional Far obtained and as such after mutual discussions between the parties it has been amicably decided by and between the parties hereto that the Land Owner is entitled to **4113 Sq.ft** Square Feet of **Carpet Area** together with the right to use **2 numbers** of Car Parking Spaces of the building. The chart showing the calculation of the area forming a part of the Owner's Allocation with the flats and the car parking spaces allocated to the Land Owner is annexed herewith and marked as Annexure 'A.'
7. The Developer has deposited with the Land Owner a sum of **Rs.40,00,000/-** (Rupees forty Lakhs) only as Interest Free Refundable Security Deposit.
8. The Land Owner hereby confirms the Developer that the Land Owner is satisfied with the allocation of the Land Owner and has no further claim in the said Property and/or the Developer's Allocation save what has mentioned herein.
9. The respective allocations of the parties hereto shall be sold/retained/rented out as per the restrictions and covenants to be finalised by the Developer.
10. Taxes or outgoings, if any applicable, in respect of the Owner's Allocation shall be paid by the Land Owner and/or its proposed buyer.
11. In the event, the Land Owner will sell the units allocated in her name as "Land Owner Share" then the following Extras and Deposits in respect of the Owners Allocation shall be realised solely by the Developer from the proposed buyers of the transferable areas:

Extras:

- i) Electrical Charges;
- ii) Terrace Beautification Charges;
- iii) Club Development Charges;

Bansodi Notary



For Utkal Builders Limited

Shreed 30
Managing Director

JAGYNESWAR ACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST-KHURDA, ODISHA
REGD. NO. 7791/2009
MOB: 8455885397

- iv) Legal Charges;
- v) Holding & Municipality Charges
- vi) Advance Maintenance Charges for a period of 12 months.

Deposits:

- a) Society/Corpus Fund

12. Any further change in any of the terms of this Agreement shall be mutually decided by and between the parties hereto and the same shall be in writing.

13. All other terms and conditions of the Development Agreement, save what has been mentioned herein, shall remain in force until changed by the parties in writing.

IN WITNESS WHEREOF the parties hereto has hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED by the 1st Party
(BINODINI MOHANTY) at Bhubaneswar.

Binodini Mohanty

SIGNED SEALED AND DELIVERED on behalf of the above
named 2nd Party (DEVELOPER), by its **Managing
Director, Mr. Sharad Baid** at Bhubaneswar.

For Utkal Builders Limited

Sharad Baid
Managing Director

In Presence of :

01. *Maheshwari Tripathy*

02. *[Signature]*

H/P - Khurda.
Dist - Mayurkh.



JAGYNESWAR ACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST-KHURDA, ODISHA
REGD. NO. 7791/2009
MOB: 8455885397

ANNEXURE-A

SL. NO.	BLOCK	FLOOR	FLAT NO.	TYPE	CAR PARKING SPACE	CARPET AREA (SQ.FT)	UDS (SQ.FT)	
							SQ.FT	DECIMAL
1	A	4TH	43	RESIDENTIAL FLAT-2.5 BHK + SERVANT CUBIC	1	1263	416	0.96
2	A	4TH	44	RESIDENTIAL FLAT-2.5 BHK + SERVANT CUBIC	1	1245	411	0.94
3	D	1ST		COMMERCIAL SPACE	NA	1605	549	1.26
TOTAL					2	4113	1376	3.16

Binoali Mohanty

For Utkal Builders Limited

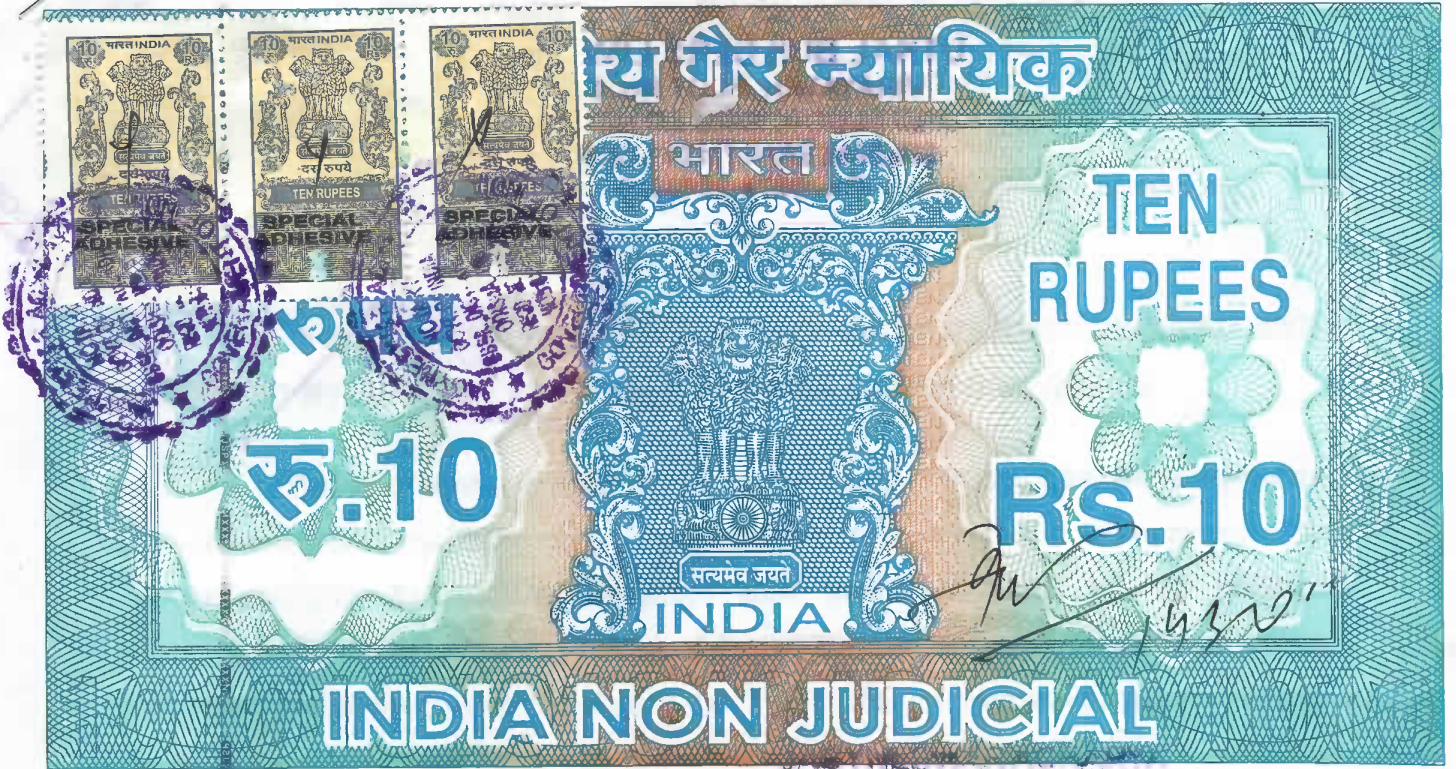
Shardul Chandra
Managing Director

[Handwritten signature]



JAGYNESHWAR ACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST. KHURDA, ODISHA
REGD. NO. 7791/2009
MOB: 8455885397

14 MAR 2022



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NOTARY GOVT. OF INDIA
BAGR. DIST. KHURDA, ODISHA
REGD. NO. 7791/2009
MOB: 8455889397
49AA 678396

ALLOCATION AGREEMENT

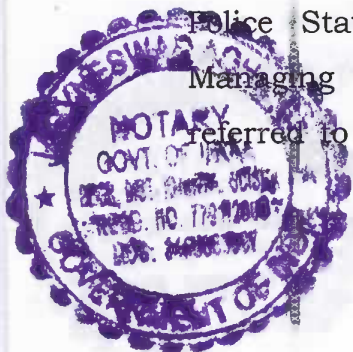
THIS AGREEMENT made on this the 14 day of March Two Thousand and Twenty One at Bhubaneswar, Odisha.

BETWEEN

(1) **ANUBINDA MOHANTY, Son of Apurba Kumar Mohanty** residing at Plot No.N2/120, IRC Village, Post Office and Police Station: Nayapalli, Bhubaneswar-751015, District: Khura, State: Odisha hereinafter referred to as the "**OWNERS**" (which expression unless excluded by or repugnant to the subject or context shall deem to mean and include their respective legal heirs, representatives, successors, administrators, executors, agents and assigns) of the **ONE PART**;

AND

M/S UTKAL BUILDERS LIMITED a company incorporated under Companies Act, 1956 having its registered office at 777, Saheed Nagar, Post Office and Police Station: Saheed Nagar, Bhubaneswar-750007, represented by its Managing Director. **Mr. Sharad Baidson** of ShriBhanwarLalBaid hereinafter referred to as the "**DEVELOPER**" (which expression unless repugnant to the



For Utkal Builders Limited

Sharad Baid
Managing Director

Anubinda Mohanty

JAGYNESWARACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST. KHURDA, ODISHA
REGD. NO. 7791/2009
MOB: 8465889397

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context or meaning thereof shall mean and include its successors or successors-in-office and assigns) of the **OTHER PART**.

THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows:

1. By a Development Agreement dated 3rd August 2018 (**the Development Agreement**) made between the parties hereto, the Land Owner agreed to contribute **ALL THAT** the piece and parcel of land having 'Kisam: Gharabari' containing an area of Ac.0.070 Dec. situate lying at and being Plot No.336 recorded in Khata No.703/2256 in Mouza Patrapara, Police Station Bhubaneswar (Presently Khandagiri), District: Khurda (hereinafter referred to as "the **said Property**") and to allow the same to be used exclusively and solely for the purpose of development of the same by the Developer.
2. The Land Owner has also executed a Power of Attorney dated 3rd August 2018 in favour of the Developer for the purpose of development and the same has been registered with the Additional District Sub-Registrar, Khandagiri, Khurda in Book I Volume No.133 Document No.11131806743, Dt.03-08-2018.
3. The Developer has prepared and has got approved a single sanctioned plan bearing Building Sanction Plan No.MBP-BMC-02-0088/2019 dated 17/09/2021 (Certified Copy attached at Annexure I) from the Bhubaneswar Municipal Corporation for development of the properties belonging to the Land Owner herein and the land owners of other contiguous properties of totalling 2.191 Acre at Floor Area ratio of 4.12 with Total Built up area of 47957.93 Sq. Meter of which Total FAR Area is 36535.71 Sq. meter and covered parking area is 11176.40 Sq. Meter and height is 39.95 Meter.

For Utkal Builders Limited

As per discussion held with Builder by the Land owner, Builder has shown his inability to enter into supplementary agreement allocating



For Utkal Builders Limited
Shanid 3a
Managing Director

14/11/2018

flats to Land owner at the ratio of 40:60 citing rising cost due to higher FAR obtained and unwillingness of Land owner to give extra charges like Electrical Charges, Terrace Beautification charges, Club Development charges, Legal Charges, Holding & Municipality charges, Advance maintenance charges for a period of 12 months, Society Corpus fund deposits etc.

5. As per Development agreement & Development Power of attorney executed in favour of Builder by Land Owner, the share allocation of residential flats & commercial space to constructed on the schedule land of 0.070 Acres stands at 40:60, where 40% being the share of Land Owner. Accordingly share of Land Owner stands at Total Built up area of 613.161 Sq. Meter (6600.065Sq.Ft.)of which Total FAR Area is 466.91 Sq. meter(5025.82Sq.Ft.)and covered parking area is 142.83 Sq. Meter(1537.42Sq.Ft.).
6. To defray the rising cost due to higher FAR obtained and unwillingness of Land owner to give extra charges like Electrical Charges, Terrace Beautification charges, Club Development charges, Legal Charges, Holding & Municipality charges, Advance maintenance charges for a period of 12 months, Society Corpus fund deposits etc., Land Owners as at Sl. No.3 above have agreed to take share of 35 % instead of 40% as scheduled in the Development agreement and Development Power of Attorney. Accordingly share of Land Owner stands at Total Built up area of 536.271 Sq. Meter (5772.42Sq.Ft.) of which Total FAR Area is 408.55 Sq. meter(4397.6Sq.Ft.) and covered parking area is 124.976 Sq. Meter(1345.24Sq.Ft.). This has led to giving up Total Built up area of 76.89 Sq. Meter (827.644Sq.Ft.) of which Total FAR Area is 58.36 Sq. meter(628.20Sq.Ft.) and covered parking area is 17.854 Sq. Meter(192.18Sq.Ft.) by the Land Owner.Hence Land owner will not be liable to pay anything extra whatsoever during taking over of allotted space/flats and physical possession of the allotted space/Flats from builder. Further it is mutually agreed to consider the token refundable

Ambedkar notary



For Utkal Builders Limited

Shard 3

Managing Director

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consideration security money of Rs.1,00,000/- (Rupees One Lakh) as non-refundable to offset the loss made to Land Owner for sacrificing 5% from land owner share. This is over and above for defraying the rising cost due to higher FAR obtained and extra charges like Electrical Charges, Terrace Beautification charges, Club Development charges, Legal Charges, Holding & Municipality charges, Advance maintenance charges for a period of 12 months, Society Corpus fund deposits etc.

Further it is agreed that if Land owners decide to sell their respective flats from their share to any intending purchaser, the extra charges as applicable to other intending flat purchasers who purchase the flat from the Builder during construction stage will be recovered by the Builder directly from these intending purchasers. These extra charges & deposit are as mentioned as under

- i) Electrical Charges;
- ii) Terrace Beautification Charges;
- iii) Club Development Charges;
- iv) Legal Charges;
- v) Holding & Municipality Charges
- vi) Advance Maintenance Charges for a period of 12 months.

Deposit

- i) Society/Corpus Fund

After issuance of Occupancy Certificate, such charges as mentioned above will not be applicable to intending purchasers if the land owner decides to sell the flats after receiving OC.

7. In future, if higher FAR is obtained or any of extra legally approved construction is noticed, then Land Owner has the irrevocable right to have share in the equivalent ratio as per the Development Agreement. The Land Owners hereby confirms the Developer that the Land Owner is satisfied with the allocation of the Land Owner and has no further claim

At on behalf of



For Utkal Builders Limited

[Handwritten signature]
Managing Director

JAGYNESHWAR ACHARYA
NOTARY GOVT. OF INDIA
BBSR, DIST-KHURDA, ODISHA
REGD. NO. 7791/2009
MOB: 8465388397

In the said Property and/or the Developer's Allocation, save what has mentioned herein.

8. The allocation of Flats to land owner is as below given in Annexure-I.
9. Any further change in any of the terms of this Agreement shall be mutually decided by and between the parties hereto and the same shall be in writing.
10. All other terms and conditions of the Development Agreement, save what has been mentioned herein, shall remain in force until changed by the parties in writing.
11. All other terms and conditions of the Development Agreement, save what has been mentioned herein, shall remain in force until changed by the parties in writing. It is further agreed by the parties that all other terms and conditions of the Development Agreement, save what has been mentioned herein, shall remain in force until changed by the parties in writing.

IN WITNESS WHEREOF the parties hereto has hereunto set and subscribed their respective hands and seals the day month and year first above written.

[Handwritten signature]

SIGNED SEALED AND DELIVERED

by the **LAND OWNERS** at Bhubaneswar in the presence of:

SIGNED SEALED AND DELIVERED

on behalf of the abovenamed **DEVELOPER**, by its Managing Director, **Mr. Sharad Baid** at Bhubaneswar in the presence of:

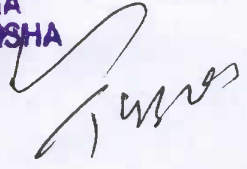


For Utkal Builders Limited

[Handwritten signature of Sharad Baid]
Managing Director

For bank authority

JAGYNESWARACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST-KHURDA, ODISHA
REGD. NO. 7791/2009
MOB: 8455889397

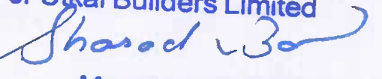


ANNEXURE-A


ALLOTTED FLATS									
SL.NO.	BLOCK	FLOOR	FLAT NO.	TYPE	CAR PARKING	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	UDS (SQ.FT)	
								SQ.FT	DECIMAL
1	A	5TH	53	2.5 BHK + SERVANT CUBIC	1	1165	98	416	0.96
2	A	4TH	41	3 BHK + SERVANT CUBIC	1	1564	109	552	1.27
					2	2729	207	968	2.22

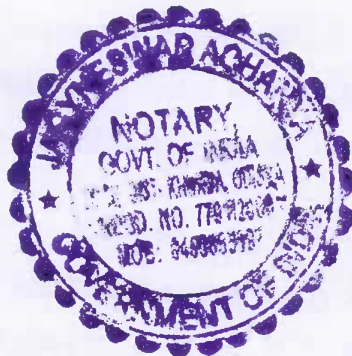
Anubhava Mohanty

For Utkal Builders Limited

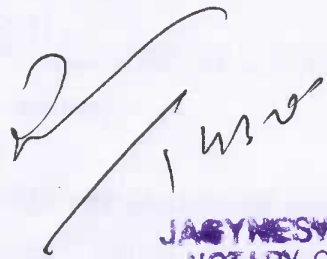


Managing Director

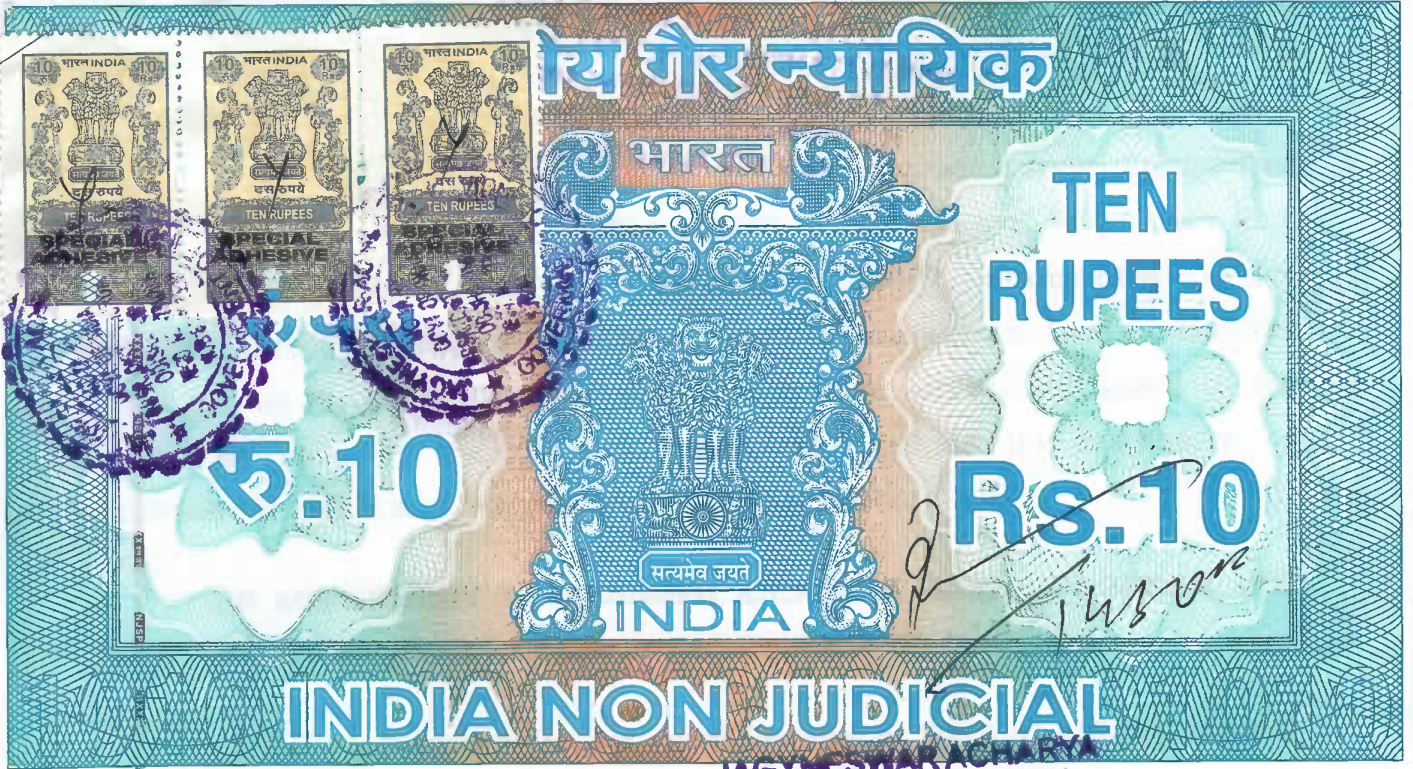
IDENTIFIED BY ME

ADVOCATE, BBSR



JAGYNESWARACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST-KHURDA, ODISHA
REGD. NO. 7791/2009
MOB: 8455889397



14 MAR 2022



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JAGYNESWARACHARYA
 NOTARY, GOVT. OF INDIA
 BBSR, DIST-KHURDA, ODISHA
 REGD. NO. 7791/2009
 MOB: 8455889397

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ALLOCATION AGREEMENT

THIS AGREEMENT made on this the 14 day of March Two Thousand and Twenty Two at Bhubaneswar, Odisha.

BETWEEN

(1) ANUPAM MOHANTY, (2) ANUBINDA MOHANTY, (3) ANURAG MOHANTY all sons of Late Apurba Kumar Mohanty, all residing at Plot No.N2/120, IRC Village, Post Office and Police Station: Nayapalli, Bhubaneswar-751015, District: Khura, State: Odisha hereinafter referred to as the **"OWNERS"** (which expression unless excluded by or repugnant to the subject or context shall deem to mean and include their respective legal heirs, representatives, successors, administrators, executors, agents and assigns) of the **ONE PART;**

AND



For Utkal Builders Limited
Shardul
 Managing Director

Amrinda Mohanty
 14/3/22

Anupam Mohanty
 14/3/22

JAGYNESWARACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST. KHURDA, ODISHA
REGD. NO. 7791/2009
MOB: 8455889397

M/S UTKAL BUILDERS LIMITED a company incorporated under Companies Act, 1956 having its registered office at 777, Saheed Nagar, Post Office and Police Station: Saheed Nagar, Bhubaneswar-750007, represented by its Managing Director. **Mr. Sharad Baid** son of Shri Bhanwar Lal Baid hereinafter referred to as the **"DEVELOPER"** (which expression unless repugnant to the context or meaning thereof shall mean and include its successors or successors-in-office and assigns) of the **OTHER PART**.

THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows:

1. By a Development Agreement dated 3rd August 2018 (**the Development Agreement**) made between the parties hereto, the Land Owner agreed to contribute **ALL THAT** the piece and parcel of land having 'Kisam: Gharabari' containing an area of Ac.1.485 Dec. situate lying at and being Plot No. 336/2764 recorded in Khata No. 703/1222 in Mouza Patrapara, Police Station Bhubaneswar (Presently Khandagiri), Bhubaneswar-751019, District: Khurda (hereinafter referred to as **"the said Property"**) and to allow the same to be used exclusively and solely for the purpose of development of the same by the Developer.
2. The Land Owner has also executed a Power of Attorney dated 3rd August 2018 in favour of the Developer for the purpose of development and the same has been registered with the Additional District Sub-Registrar, Khandagiri, Khurda in Book I Volume No.133 Document No.11131806675, Dt.03-08-2018.
3. As per Clause No.9, Page 17 of 34 of Agreement for development of Schedule land, Dated 3rd August, 2018 and as per Page 12 of 32 & Page 13 of 32 of Development Power of Attorney` registered with the Additional District Sub-Registrar, Khandagiri, Khurda in Book I Volume No.133 Document No.11131806675, Dt.03-08-2018, Anupam Mohanty (Land



For Utkal Builders Limited

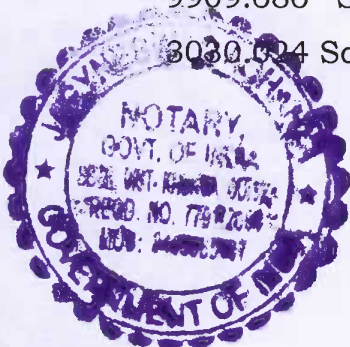
Managing Director

Anupam Mohanty

JAGYNESWARACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST- KHURDA, ODISHA
REGD. NO. 7791/2009
MOB: 8455885397

Owner at Sl. No.2), Anubinda Mohanty(Land owner at Sl. No.3) & Anurag Mohanty(Land Owner at Sl. No.4), Sons of Late Apurba Kumar Mohanty have been authorised jointly to enter into the supplementary agreement for allocation of share in the ratio of 40:60 of the property developed.

4. The Developer has prepared and has got approved a single sanctioned plan bearing Building Sanction Plan No.MBP-BMC-02-0088/2019 dated 17/09/2021(Certified Copy attached at Annexure I) from the Bhubaneswar Municipal Corporation for development of the properties belonging to the Land Owner herein and the land owners of other contiguous properties of totalling 2.191 Acre at Floor Area ratio of 4.12 with Total Built up area of 47957.93 Sq. Meter of which Total FAR Area is 36535.71 Sq. meter and covered parking area is 11176.40 Sq. Meter and height is 39.95 Meter.
5. As per discussion held with Builder by the Land owners as mentioned at Sl. 03 above, Builder has shown his inability to enter into supplementary agreement allocating flats to Land owner at the ratio of 40:60 citing rising cost due to higher FAR obtained and unwillingness of Land owner to give extra charges like Electrical Charges, Terrace Beautification charges, Club Development charges, Legal Charges, Holding & Municipality charges, Advance maintenance charges for a period of 12 months, Society Corpus fund deposits etc.
6. As per Development agreement & Development Power of attorney executed in favour of Builder by Land Owner, the share allocation of residential flats & commercial space to constructed on the schedule land of 1.485 Acres stands at 40:60, where 40% being the share of Land Owner. Accordingly share of Land Owner stands at Total Built up area of 13001.832 Sq. Meter (139951.72 Sq.Ft.)of which Total FAR Area is 9909.686 Sq. meter(106667.86 Sq.Ft.)and covered parking area is 3030.624 Sq. Meter(32615.18 Sq.Ft.).



For Utkal Builders Limited

Shobha
Managing Director

Anubinda Mohanty
Anurag Mohanty
Anurag Mohanty

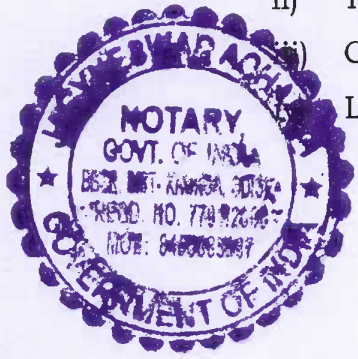
JAGYNESHVARACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST. KHURDA, ODISHA
REGD. NO. 7791/2009
MOB: 8455885397

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7. To defray the rising cost due to higher FAR obtained and unwillingness of Land owner to give extra charges like Electrical Charges, Terrace Beautification charges, Club Development charges, Legal Charges, Holding & Municipality charges, Advance maintenance charges for a period of 12 months, Society Corpus fund deposits etc., Land Owners as at Sl. No.3 above have agreed to take share of 35 % instead of 40% as scheduled in the Development agreement and Development Power of Attorney. Accordingly share of Land Owner stands at Total Built up area of 11376.603 Sq. Meter (122457.755 Sq.Ft.) of which Total FAR Area is 8670.975 Sq. meter(93334.378 Sq.Ft.) and covered parking area is 2651.271 Sq. Meter(28538.281 Sq.Ft.). This has led to giving up Total Built up area of 1625.229 Sq. Meter (17493.965 Sq.Ft.) of which Total FAR Area is 1238.711 Sq. meter(13333.485 Sq.Ft.) and covered parking area is 378.753 Sq. Meter(4076.897 Sq.Ft.) by the Land Owner. Hence Land owners will not be liable to pay anything extra whatsoever during taking over of allotted space/flats and physical possession of the allotted space/Flats from Builder. Further it is mutually agreed to consider the token refundable consideration security money of Rs.1,50,00,000/- (Rupees One Crore Fifty Lakhs) as non-refundable to offset the loss made to Land Owner for sacrificing 5% from land owner share. This is over and above for defraying the rising cost mentioned above.

Further it is agreed that if Land owners decide to sell their respective flats from their share to any intending purchaser, the extra charges as applicable to other intending flat purchasers who purchase the flat from the Builder during construction stage will be recovered by the Builder directly from these intending purchasers. These extra charges & deposit are as mentioned as under

- i) Electrical Charges;
- ii) Terrace Beautification Charges;
- iii) Club Development Charges;
- iv) Legal Charges;



For Utkal Builders Limited
Shankar
Managing Director

Amranda Acharya
Amranda Acharya

JAGYNESWARACHARYA
NOTARY, GOVT. OF INDIA
BBGR, DIST-KHURDA, ODISHA
REGD. NO. 7791/2009
MOB: 8455885397

- v) Holding & Municipality Charges
vi) Advance Maintenance Charges for a period of 12 months.

Deposit

- i) Society/Corpus Fund

After issuance of Occupancy Certificate, such charges as mentioned above will not be applicable to intending purchasers if the land owner decides to sell the flats after receiving OC.

8. It is further agreed by the parties that, GST, if any applicable, in respect of the Owner's Allocation shall be paid by the proposed buyer if the Land Owner decides to sell the flat during construction stage.

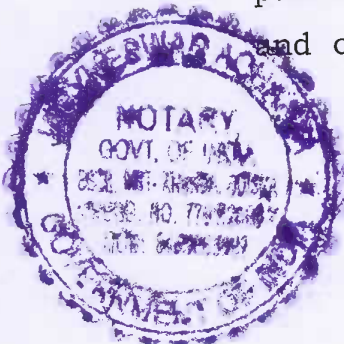
9. In future, if higher FAR is approved by BMC by adding higher floors or any of extra legally approved construction is approved, then Land Owner has the irrevocable right to have share in the equivalent ratio as per the Development Agreement.

The Land Owners hereby confirms the Developer that the Land Owner is satisfied with the allocation of the Land Owner and has no further claim in the said Property and/or the Developer's Allocation save what has mentioned herein.

10. The allocation of Flats and Commercial Space to land owner is at Annexure-I. 4500 Sq. Ft. of Commercial Space is allocated to Land Owner divided equally in Ground Floor and First Floor of D Block.

11. Any further change in any of the terms of this Agreement shall be mutually decided by and between the parties hereto and the same shall be in writing.

12. All other terms and conditions of the Development Agreement, save what has been mentioned herein, shall remain in force until changed by the parties in writing. It is further agreed by the parties that all other terms and conditions of the Development Agreement, save what has been



For Utkal Builders Limited

Shankar
Managing Director

Anurag Mohanty

Anurag Mohanty

Anurag Mohanty

JAGYNESWAR ACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST. KHURDA, ODISHA
REGD. NO. 7791/2009
MOB: 8455885397

mentioned herein, shall remain in force until changed by the parties in writing.

IN WITNESS WHEREOF the parties hereto has hereunto set and subscribed their respective hands and seals the day month and year first above written.

Anam Mahade
Anubandha Mohanty
Arjun Mohanty

SIGNED SEALED AND DELIVERED

by the **LAND OWNERS** at
Bhubaneswar in the presence of:

SIGNED SEALED AND DELIVERED

on behalf of the abovenamed
DEVELOPER, by its Managing
Director, **Mr. Sharad Baid** at
Bhubaneswar in the presence of:

For Utkal Builders Limited

Sharad Baid
Managing Director

9/11/2014

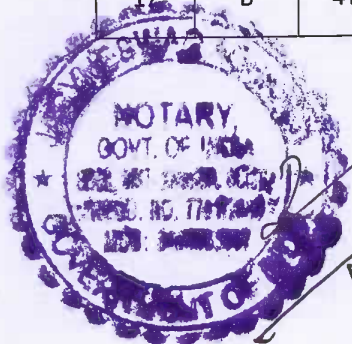
[Signature]
14/11/2014



JAGYNESWAR ACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST. KHURDA, ODISHA
REGD. NO. 7791/2009
MOB: 8455885397

ANNEXURE-A

SL.NO.	BLOCK	FLOOR	FLAT NO.	FLAT TYPE	CAR PARKING	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	UDS (SQ.FT)	
								SQ.FT	DCML
1	A	1ST	11	3 BHK + SERVANT CUBIC	1	1564	109	552	1.27
2	A	1ST	13	2.5 BHK + SERVANT CUBIC	1	1158	38	396	0.91
3	A	1ST	14	2.5 BHK + SERVANT CUBIC	1	1158	38	396	0.91
4	A	2ND	21	3 BHK + SERVANT CUBIC	1	1566	109	552	1.27
5	A	3RD	31	3 BHK + SERVANT CUBIC	1	1564	109	552	1.27
6	A	5TH	54	2.5 BHK + SERVANT CUBIC	1	1162	83	411	0.94
7	A	6TH	63	2.5 BHK + SERVANT CUBIC	1	1165	98	416	0.96
8	A	6TH	64	2.5 BHK + SERVANT CUBIC	1	1162	83	411	0.94
9	A	7TH	74	2.5 BHK + SERVANT CUBIC	1	1162	83	411	0.94
10	A	9TH	93	2.5 BHK + SERVANT CUBIC	1	1165	98	416	0.96
11	A	9TH	94	2.5 BHK + SERVANT CUBIC	1	1162	83	411	0.94
12	B	1ST	14	3 BHK + SERVANT CUBIC	1	1374	51	472	1.08
13	B	2ND	23	3 BHK	1	1294	51	443	1.02
14	B	2ND	24	3 BHK + SERVANT CUBIC	1	1374	51	472	1.08
15	B	3RD	33	3 BHK	1	1295	51	443	1.02
16	B	3RD	34	3 BHK + SERVANT CUBIC	1	1370	51	472	1.08
17	B	4TH	43	3 BHK	1	1295	51	443	1.02



*Annam Mohandas
Annabada Mohanty
Anurag Mohanty*

For Utkal Builders Limited

Shankar Chandra

Managing Director

18	B	4TH	44	3 BHK + SERVANT CUBIC	1	1370	51	472	1.08
19	B	5TH	54	3 BHK + SERVANT CUBIC	1	1370	51	472	1.08
20	C	1ST	13	3 BHK	1	1369	51	443	1.02
21	C	2ND	23	3 BHK	1	1294	51	443	1.02
22	C	2ND	24	3 BHK + SERVANT CUBIC	1	1374	51	472	1.08
23	C	3RD	33	3 BHK	1	1295	51	443	1.02
24	C	3RD	34	3 BHK + SERVANT CUBIC	1	1374	51	472	1.08
25	C	4TH	43	3 BHK	1	1295	51	443	1.02
26	C	4TH	44	3 BHK + SERVANT CUBIC	1	1374	51	472	1.08
27	D	3RD	34	2.5 BHK + SERVANT CUBIC	1	1156	36	396	0.91
28	D	4TH	41	3 BHK + SERVANT CUBIC	1	1570	102	552	1.27
29	D	9TH	93	2.5 BHK + SERVANT CUBIC	1	1163	98	416	0.96
30	D	9TH	94	2.5 BHK + SERVANT CUBIC	1	1156	36	396	0.91
31	D	10TH	103	2.5 BHK + SERVANT CUBIC	1	1163	98	416	0.96
32	D	10TH	104	2.5 BHK + SERVANT CUBIC	1	1156	36	396	0.91
33	B	5TH	53	3 BHK	1	1295	51	443	1.02
34	B	6TH	63	3 BHK	1	1295	51	443	1.02
35	C	5TH	54	3 BHK + SERVANT CUBIC	1	1374	51	472	1.08
36	D	3RD	33	2.5 BHK + SERVANT CUBIC	1	1163	98	416	0.96
37	D	5TH	51	3 BHK + SERVANT CUBIC	1	1570	102	552	1.27



Avin Khande
 Anubandha mhande
 Anny mhande

For Utkal Builders Limited

Shashank Kumar
Managing Director

38	D	5TH	54	2.5 BHK + SERVANT CUBIC	1	1156	36	396	0.91
39	D	6TH	63	2.5 BHK + SERVANT CUBIC	1	1163	98	416	0.96
40	D	6TH	64	2.5 BHK + SERVANT CUBIC	1	1156	36	396	0.91
41	D	7TH	73	2.5 BHK + SERVANT CUBIC	1	1163	98	416	0.96
42	D	7TH	74	2.5 BHK + SERVANT CUBIC	1	1156	36	396	0.91
43	D	8TH	83	2.5 BHK + SERVANT CUBIC	1	1163	98	416	0.96
44	D	8TH	84	2.5 BHK + SERVANT CUBIC	1	1156	36	396	0.91
					44	56280	2891	19536	44.85

*Dewan Mohants
Anuradha Mohanty
Anny Mohants -*

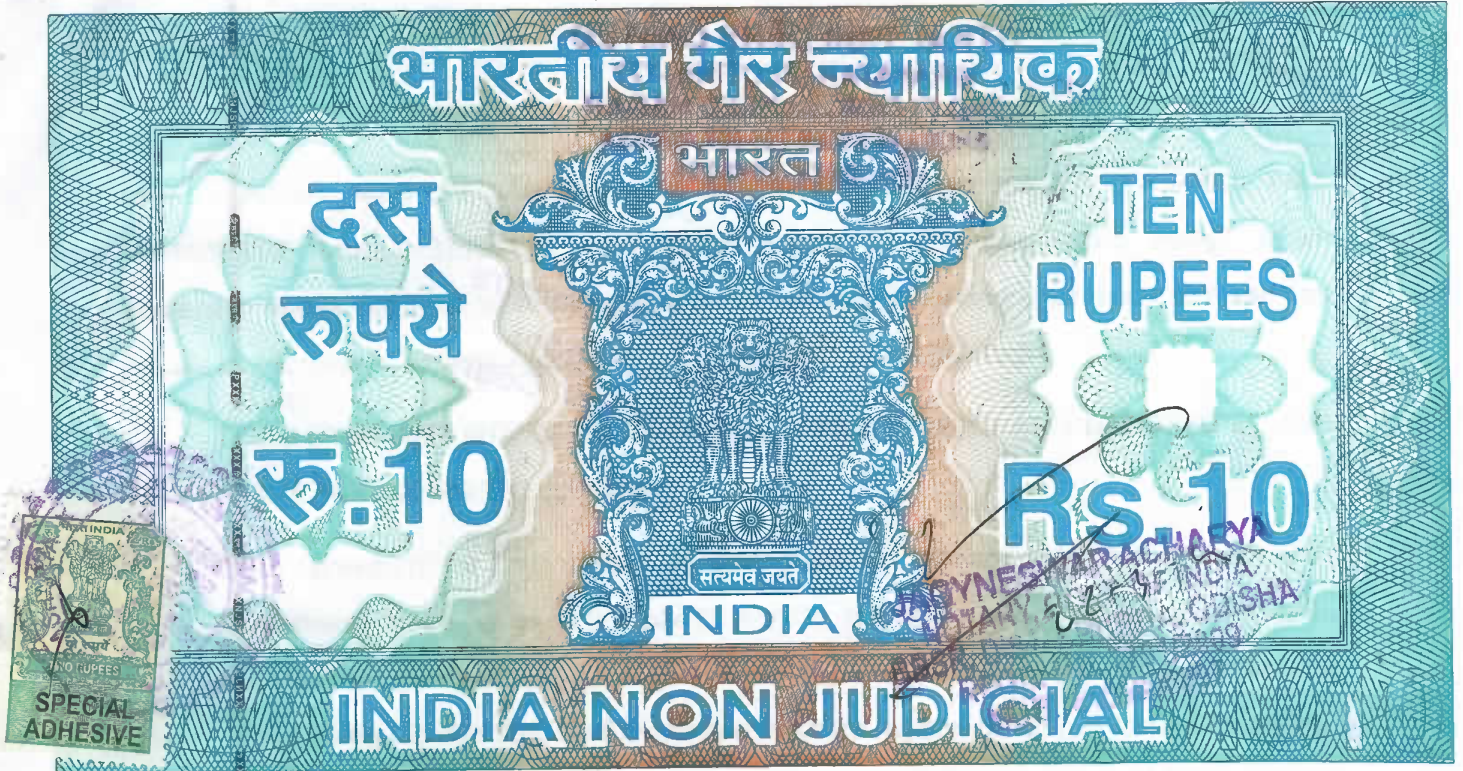
For Utkal Builders Limited

Shard B
Managing Director



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ALLOCATION AGREEMENT

THIS AGREEMENT made on this the 24th day of December Two Thousand and Twenty One at Bhubaneswar, Odisha.

BETWEEN

MR. RAJ KISHORE SAHOO, aged about 38 years, S/o-Purna Chandra Sahoo, Plot No-343, Near Techno School, N.H.-5, Po-Patrapada, Ps-Khandagiri, Bhubaneswar, Dist-Khurda, Odisha, by Profession-Business, by caste-Teli, having PAN:-DDZPS2454F, Aadhaar No:-8354 1867 3625 & Mob:-9937205177, (Hereinafter referred to as "1st Party/Land Owner") (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his successors-in-title and assigns) of the **FIRST PART**;

AND

M/S UTKAL BUILDERS LIMITED, a company registered under companies Act, 1956 and having its head office at 777, Saheed Nagar, Bhubaneswar-751007, Dist-Khurda, having CIN-U45202OR1990PLC002529, PAN-AAACU5502C, represented through its Director Mr. Sharad



For Utkal Builders Limited

Sharad Kishore Sahoo
Managing Director

Page | 1

Raj Kishore Sahoo

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UTKAL BUILDERS LIMITED
VIRAYATAN, PLOT No.-777
2ND FLOOR, SAHEED NAGAR
BHUBANESWAR-751.007, ORISSA
PH.:0674-2548329

DIS...
KH...
10...

~~Jagannath Mohapatra~~
~~Stamp Vendor~~
Bhubaneswar Court

of Utkal Builders Limited

Managing Director

JAGYNSWARACHARYA
NOTARY GOVERNMENT OF INDIA
BBSR, DIST. KHURDA, ODISHA
REGD. NO. 7781/2009
22/1/2019

Baid, aged about 44 years, S/o Bhanwarlal Baid, having Aadhaar No-6393-3855-0025, PAN-ADEPB3155G, Mob:-9437555111, (Hereinafter called as "Developer/2nd Party" which expression unless excluded by or repugnant to the subject or context shall deem to mean and include its successors, assigns, representatives, etc.) of the **SECOND PART**.

THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows:

1. By an Agreement for Development of Land, dated 11th January 2019, (the **Development Agreement**) made between the parties hereto, the Land Owner agreed to contribute **ALL THAT** the piece and parcel of land containing an area of Ac.0.140 Dec. , situate lying at and being Plot No.703/1496, recorded in Khata No.336/3035, in Mouza Patrapara, Police Station Bhubaneswar (Presently Khandagiri), Bhubaneswar-751019, District: Khurda (hereinafter referred to as ""the **said Property**) and to allow the same to be used exclusively and solely for the purpose of development of the same by the Developer.
2. The Land Owner has also executed a **General Power of Attorney** in favour of the **Developer** for the purpose of development and the same has been registered with the Additional District Sub-Registrar, Khandagiri, Khurda in Book I Volume No.6, Pages 25 Being No. **11131900274 on dated 11.01.2019**, for the year 2019.
3. The Developer has also entered into several Development Agreements with several land owners of the contiguous properties for development of their properties as well.
4. The Developer has prepared and has got approved a single sanctioned plan bearing Building Sanction Plan No.**MBP-BMC-02-0088/2019**, dated **17-09-2021**, from the Bhubaneswar Municipal Corporation for development of the properties belonging to the Land Owner herein and the land owners of other contiguous properties.
5. At the time of entering into the Development Agreement, the Bhubaneswar Development Authority (BDA) used to give sanction of 2.5 Floor Area Ratio (FAR) but



For Utkal Builders Limited
Shard B
Managing Director

Red Kishore Sahoo

due to changes in the rules and regulations, the Developer was able to attain higher FAR for construction

6. Although, the Developer was able to attain a higher FAR but he had to pay Sanction Fees, TDR, SIDP, Shelter Fees etc. for the additional Far obtained and as such after mutual discussions between the parties it has been amicably decided by and between the parties hereto that the Land Owner is entitled to **4161 Sq.ft** Square Feet of **Carpet Area** together with the right to use **3 numbers** of Car Parking Spaces of the building. The chart showing the calculation of the area forming a part of the Owner's Allocation with the flats and the car parking spaces allocated to the Land Owner is annexed herewith and marked as **Annexure 'A.'**
7. The Land Owner hereby confirms the Developer that the Land Owner is satisfied with the allocation of the Land Owner and has no further claim in the said Property and/or the Developer's Allocation save what has mentioned herein.
8. The respective allocations of the parties hereto shall be sold/retained/rented out as per the restrictions and covenants to be finalised by the Developer.
9. Taxes or outgoings, if any applicable, in respect of the Owner's Allocation shall be paid by the Land Owner and/or its proposed buyer.
10. The following Extras and Deposits in respect of the Owners Allocation shall be realised solely by the Developer from the proposed buyers of the transferable areas:

Extras:

- i) Electrical Charges;
- ii) Terrace Beautification Charges;
- iii) Club Development Charges;
- iv) Holding & Municipality Charges
- v) Advance Maintenance Charges for a period of 12 months.

Deposits:

- a) Society/Corpus Fund



For Utkal Builders Limited

Shard 13
Managing Director

Raj Kishore School

JAGYANESWARACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST. KHURDA, ODISHA
REGD. NO. 779/2009
MOB: 8435830307

11. Any further change in any of the terms of this Agreement shall be mutually decided by and between the parties hereto and the same shall be in writing.
12. All other terms and conditions of the Development Agreement, save what has been mentioned herein, shall remain in force until changed by the parties in writing.

IN WITNESS WHEREOF the parties hereto has hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED by the 1st Party (Raja Kishore Sahoo) at Bhubaneswar.

In Presence of :

01. Atul Ku. Pradhan
flat 201, Shree Residency,
Pragati vihar, Bhubaneswar

SIGNED SEALED AND DELIVERED on behalf of the above named 2nd Party (DEVELOPER), by its Managing Director, Mr. Sharad Baid at Bhubaneswar.

02. Santanu Bheera
Plot No- 777, Sahayalasan
Bhubaneswar - 751007

For Utkal Builders Limited

Sharad Baid
Managing Director



Raj Kishore Sahoo

[Signature]
JAGYNESWAR ACHARYA
 NOTARY, GOVT. OF INDIA
 BBSR, DIST. KHURDA, ODISHA
 REGD. NO. 7912009
 MOB: 8433885397

ANNEXURE-A

SL.NO.	BLOCK	FLOOR	FLAT NO.	FLAT TYPE	CAR PARKING SPACE	CARPET AREA (SQ.FT)	UDS (SQ.FT)	
							SQ.FT	DECIMAL
1	A	2ND	22	3 BHK + SERVANT CUBIC	1	1766	575	1.32
2	A	2ND	23	2.5 BHK + SERVANT CUBIC	1	1197	396	0.91
3	A	2ND	24	2.5 BHK + SERVANT CUBIC	1	1198	396	0.91
TOTAL					3	4161	1367	3.14

For Utkal Builders Limited
[Signature]
Managing Director

IDENTIFIED BY ME
[Signature]
 ADVOCATE, BBSR



[Signature]
JAGYNESWAR ACHARYA
 NOTARY, GOVT. OF INDIA
 BBSR, DIST. KHURDA, ODISHA
 REGD. NO. 7912009
 MOB: 8433885397

Raj Kishore Sahoo