

THIS MEMORANDUM OF AGREEMENT FOR ALLOCATION OF SHARE executed on this the 31st day of May, 2022 (Two thousand twenty two)

BETWEEN

Smt. Bisala Patro, aged about 43 years wife of Sri Mahendra Patro, Kalanji by caste House hold duties by profession resident of Big street, Lochapada P.S. Berhampur Sadar, Tahasil Kukudakhandi Dist. Ganjam Aadhar No. 3526-9739-6048, PAN No. CTFPP4962C (hereinafter called the 1st party/ Land Owner which expression shall unless repugnant to the subject or context shall mean and include her heirs, successors, assignees, representatives, executors, administrator and assigns) of the FIRST PART.

AND

M/S BIXITA PROMOTERS AND DEVELOPERS, having its office at 32- Co-operative colony, 2nd lane, PO/PS Baidyanathpur, Berhampur Dist. Ganjam represented its Managing Partner SMT. SWAPNA KUMARI PATNAIK, aged about 45 years wife of Sri Pramod Kumar Patnaik, Karan by caste, Business by profession Aadhar No. 5689-3803-5411 PAN NO. ATUPP6966B resident of 32- Co-operative colony, 2nd lane, PO/PS Baidyanathpur, Berhampur Dist. Ganjam (hereinafter referred to as 2nd Party/ Developer/Promoter which expression shall unless repugnant to the subject or context shall mean and include its heirs, successors, assignees, representatives, executors, administrator and assigns) of the OTHER PART.

AND WHEREAS, The Ist party/Land owner has been in khas peaceful possession over the said property as absolute owner and exercising all sorts of rights, title, interest over the same. The schedule mentioned property is also recorded in the name of the Ist party and has been paying the land revenue, other taxes, cess, rent etc. in respect of the schedule mentioned property has been paid up to-date.

Bisala patro

For M/s Bixita Promoters & Developers
Swapnakumari Patnaik
Managing Partner

Sri Prakash Ch. Dash
NOTARY, Berhampur (Ganjam)
ON 31/05/2022



AND WHEREAS, the 1st party/ Land Owner being desires to raise a high rise multi-storied residential building over the said land in accordance with the plan approved by the Berhampur Development Authority for construction of B+S+6 Storied residential apartment vide their letter No. 1739/BeDA dated 01.10.2021.

AND WHEREAS, for construction of the above noted multi-storied residential building the 1st party/Land Owner has negotiated with the 2nd party/Developer a Development Agreement -cum- General Power of Attorney has also been executed and registered between both the parties bearing Document No.10612106916 dated 26.11.2021 registered in the Office of the Sub-Registrar, Berhampur-1. Both the agreement and the General Power of Attorney forms part of this Indenture to avoid further repetition of the recitals.

AND WHEREAS, in the said agreement, it has been specifically mentioned out of the said Apartment, the Land Owner/1st party shall get 6 flats out of his 32% of up to 2 FAR of the building and the Developer/2nd party shall get balance of total allocation share. The Developer has the right to construct more than 2 FAR, and the 1st party should have no manner of objection to abstract the construction and get more share and it is Developers own description.

AND WHEREAS, the 2nd party/Developer has constructed 30 no. Flats in the said apartment over the scheduled mentioned property (described in the above noted Development agreement -cum- General Power of Attorney) and both the parties have allocated their interest in the following manner.

Land Owner's Allocation (up to 2 FAR) - 3BHK (04 Nos) and 2BHK (02 Nos)
Developer's Allocation - 3BHK (14 Nos) and 2BHK (10 Nos)

AND WHEREAS, the 1st party/Land Owner has received the possession of the Flats fallen towards her allocation and the 2nd party/Developer has also received the possession of the Flats fallen in his allocation share.

AND WHEREAS, both the parties shall enjoy the undivided impartibly share the land fallen against the above noted Flats along with all common amenities and facilities.

AND WHEREAS, both the parties are now free to fetch intending customers to sell our their respective allocated flats, receive advance (s) and/or full and final consideration money and execute agreements. Money receipts and sale deed with them as per rules.

SCHEDULE OF THE PROPERTY:

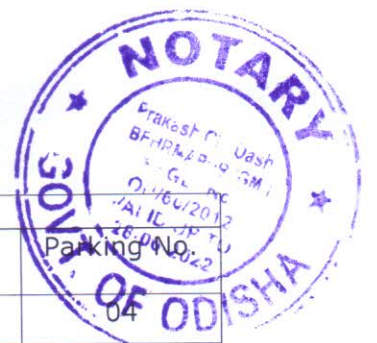
District : Ganjam, Tahasil: Kukudakhandi within the registration of the Sub-Registrar, Office, Berhampur-1 PS: Berhampur Sadar Mouza: NIMAKHANDI, BEARING Khatian No. 410/3083 (Four hundred ten by three thousand eighty-three), Plot No. 1066/5704 (One thousand sixty-six by five thousand seven hundred four) GHARABARI measuring Ac.0.300 (Three hundred) Decimals and the same bounded by East : Road, West: Road, North: Revenue Plot No. 1074 and South: Revenue Plot No. 1072.

IN WITNESS WHEREOF, the parties here to have set and subscribed their respective hands on the date, month and year mentioned first herein above written.

Prakasha Dash
13/10/2022
NOTARY, Berhampur (Ganjam)
ON. 60/2012

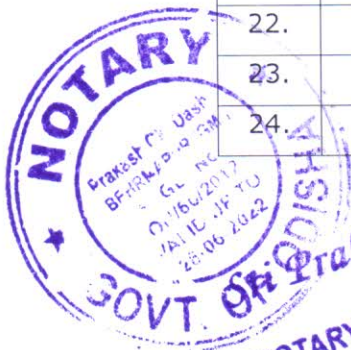
Bisala Patra
Signature of the 1st party/ Land Owner

For M/s Bisala Promoters & Developers
Saraphakumari Patnaik
Managing Partner
Signature of the 2nd party/Developer



LAND OWNER'S SHARE						
Sl. No.	Flat No.	Type	Carpet Area	Super Built-up area	Floor	Parking No.
1.	104	3BHK	1228	1735	1 ST	04
2.	201	2BHK	968.50	1368	2 ND	06
3.	205	3BHK	1229	1734	2 ND	10
4.	304	3BHK	1228	1735	3 RD	14
5.	402	2BHK	868.50	1229	4 TH	17
6.	403	3BHK	1050	1471	4 TH	18

DEVELOPER'S SHARE						
Sl. No.	Flat No.	Type	Carpet Area	Super Built-up area	Floor	Parking No.
1.	101	2BHK	968.50	1368	1 ST	01
2.	102	2BHK	868.50	1229	1 ST	02
3.	103	3BHK	1050	1471	1 ST	03
4.	105	3BHK	1229	1734	1 ST	05
5.	202	2BHK	868.50	1229	2 ND	07
6.	203	3BHK	1050	1471	2 ND	08
7.	204	3BHK	1228	1735	2 ND	09
8.	301	2BHK	968.50	1368	3 RD	11
9.	302	2BHK	868.50	1229	3 RD	12
10.	303	3BHK	1050	1471	3 RD	13
11.	305	3BHK	1229	1734	3 RD	15
12.	401	2BHK	968.50	1368	4 TH	16
13.	404	3BHK	1228	1735	4 TH	19
14.	405	3BHK	1229	1734	4 TH	20
15.	501	2BHK	968.50	1368	5 TH	21
16.	502	2BHK	868.50	1229	5 TH	22
17.	503	3BHK	1050	1471	5 TH	23
18.	504	3BHK	1228	1735	5 TH	24
19.	505	3BHK	1229	1734	5 TH	25
20.	601	2BHK	968.50	1368	6 TH	26
21.	602	2BHK	868.50	1229	6 TH	27
22.	603	3BHK	1050	1471	6 TH	28
23.	604	3BHK	1228	1735	6 TH	29
24.	605	3BHK	1229	1734	6 TH	30



Prakash Ch. Dash
B.A., LL.B.
NOTARY, Berhampur (Ganjam)
ON. 60/2012

For M/s Buxta Promoters & Developers
Sawapnakumari Patra
Managing Partner