

29 MAY 2023

भारतीय गैर न्यायिक



INDIA NON JUDICIAL



ODISHA

P K DALABEHERA

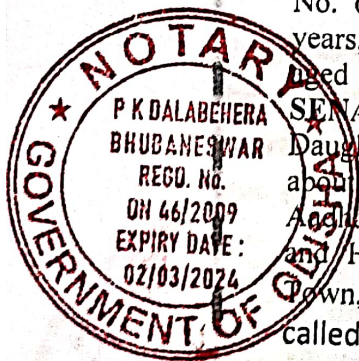
Notary, Bhubaneswar 751006  
Regd. No. ON-46/09

ALLOTMENT AGREEMENT

THIS AGREEMENT is made this 29<sup>th</sup> Day of May 2023. (Two Thousand Twenty Three) at Bhubaneswar.

BETWEEN

1) RABINDRANATH SENAPATI, aged about 66 years, Aadhaar No.- 5037 5258 3206, 2) SURENDRANATH SENAPATI, aged about 63 years. Aadhaar No. 6052 8548 6876, 3) BASANTA KUMARI SENAPATI, aged about 74 years, Aadhaar No.- 3879 1391 9321, 4) JAYASHREE SENAPATI/SAHOO, aged about 59 years, Aadhaar No.- 7778 6533 1023, 5) RAJASHREE SENAPATI, aged about 56 years, Aadhaar No.- 3146 1394 7451 all are Sons and Daughters of Late SUDARSHAN SENAPATI 6) BILASINI PATRA, aged about 58 years, W/o- Late Debendranath Senapati (S/o- Late Sudarshan Senapati), Aadhaar No.- 2706 2282 7410, all are by Caste: Patara, by Profession: Business and Housewife respectively, Residing At: Baselisahi, Odia Matha, P.S: Puri Town, P.O/Dist: Puri, Pin-752001, Odisha, Mob.- 9437031726 here-in-after called as "THE OWNER/LAND OWNERS/FIRST PARTIES", Which expression unless excluded by or repugnant to the subject of context shall deem to



- 1. Rabindra Nath Senapati
- 2. Surendra Nath Senapati
- 3. Basanta Kumar Senapati

- 4. Jayashree Sahoo
- 5. Rajashree Senapati
- 6. Bilasini Patra

Dharma Infraprojects Pvt. Ltd

Jayant K. Patra  
Managing Director

7596  
28/2/23

TRUS. YAM. P. S.

DISTRICT TREASURY  
CHITTA, BURHANPUR  
21 FEB 2023  
[Signature]

Shri. (Mn) Ph...

Tejpal W. 122

Shri. Ph...  
Shri. Ph...  
Shri. Ph...

THE AGREEMENT is made this 21st day of May 2023 between  
[Faded text]

Muzamil Dhanori  
[Signature]



mean and include their legal heirs, representatives, administrators, executors and assigns of the **FIRST PARTY**.

AND

**DHARMA INFRAPROJECTS PVT. LTD.**, having its office At: Office No- 5, 2<sup>nd</sup> Floor, Block-2, BMC Bhawani Mall, P.O/P.S- Saheed Nagar, Bhubaneswar-751007, Dist.: Khurda, Odisha. represented through its **Managing Director JAGAT KUMAR KAR** aged about 45 years, S/o: ACHYUTA KUMAR KAR, by Caste: Brahmin, by Profession: Business here-in-after called as "**THE DEVELOPER/BUILDER/SECOND PARTY**) which expression unless by or repugnant to the subject or context shall deem to mean and include his legal heirs, representatives, administrators, executors and assigns of the **SECOND PARTY**.

**WHEREAS** the First Party is the absolute Owner of the property mention in the schedule below as per record of rights and the second party has taken the same land for development and construction of Residential Apartment/Holiday home/Guest house Flats from the First Party and the First Parties have executed a General Power Of Attorney in Favour of the Second Party Vide G.P.A Document No.-41482201912 dated 23<sup>rd</sup> Mar 2022 Registered before **D.S.R.O., puri** and also a joint venture development and construction agreement has been made between the said parties Vide Agreement Document No.-11482201885 dated 23<sup>rd</sup> Mar 2022 made before **D.S.R.O., puri** and as per **PKDA Approval No. BP No. B-I-40/2022/ dt: 05/04/2023**

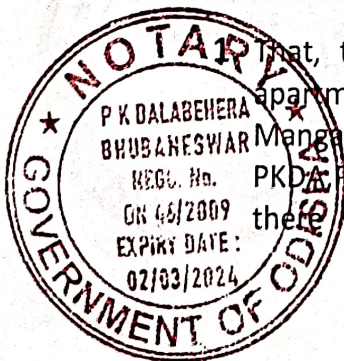
**NOW THIS ALLOTMENT AGREEMENT IS MADE BETWEEN THE PARTIES** in order to avoid the future litigation and this allotment agreement is treated as Allocation of the share of the parties.

**NOW THIS AGREEMENT IS WITNESSETH AS FOLLOWS:**

That, this deed of allotment agreement will remain in force till the completion of the construction of the Residential and Commercial apartment. Residential Apartment Building/commercial Holiday home/Guest House flats) Flats (allocated 40% share) to the 1<sup>st</sup> Party /Land Owner by the 2<sup>nd</sup> Party /Developer.

That, the 2<sup>nd</sup> Party has opened the approval plan for construction of apartment over the plot No- 79,80,81 & 82, Khata No- 379, under Mouza - Mangalaghata, Puri and the approval plan B+S+5 has been approved by the PKDA Puri. The approval plan is Block-A (S+5) Means excluding Stilt floor there will be 5 Floors namely 1<sup>st</sup> Floor, 2<sup>nd</sup> Floor, 3<sup>rd</sup> Floor, 4<sup>th</sup> and 5<sup>th</sup>

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Dharma Infraprojects Pvt. Ltd

Jagat K. Kar  
Managing Director

- 1 Rabinidra Nath Senapati
- 2 Suryendra Nath Senapati
- 3 Prasanta Kurnari Subati
- 4 Jyotsnree Sahoo
- 5 Rajasntree Senapati
- 6 Bilasini Patra

Floor/Top Floor 1<sup>st</sup> Floor having Restaurant, Kitchen & Reception and rest 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup> & 5<sup>th</sup> Floor each Having 7 Nos of Guest house/holiday home , in Block-B (S+5) Means excluding Stilt floor there will be 5 Floors namely 1<sup>st</sup> Floor, 2<sup>nd</sup> Floor, 3<sup>rd</sup> Floor, 4<sup>th</sup> and 5<sup>th</sup> Floor/Top Floor and each floor having 14 Nos of residential-MIG flats and Block-C (B+S+5) Means excluding Basement and Stilt floor there will be 5 Floors namely 1<sup>st</sup> Floor, 2<sup>nd</sup> Floor, 3<sup>rd</sup> Floor, 4<sup>th</sup> and 5<sup>th</sup> Floor/Top Floor each floor having 16 Nos. of Residential- MIG Flats in total 150 (One Hundred Fifty) Nos residential flats, 28 (twenty Eight) Nos Guest house/Holiday Home and 1 No. Restaurant, kitchen and Reception.. Flats will be constructed as per the Approval plan

- 4 Jyotsree Satapathy
- 5 Radashree Sempati
- 6 Bilasini Patra

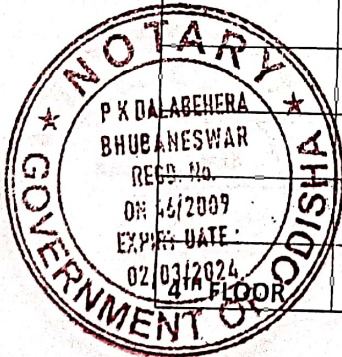
## 2. Total Flat details are as follows:

FLOOR	FLAT NO	TYPE	CARPET AREA
<b>BLOCK -A</b>			
1 <sup>ST</sup> FLOOR	A-101	Resturant,kitchen,Reception	166.295 Sqm
2 <sup>ND</sup> FLOOR	A-201	GUEST HOUSE/HOLIDAY HOME	21.089 Sqm
	A-202	GUEST HOUSE/HOLIDAY HOME	21.089 Sqm
	A-203	GUEST HOUSE/HOLIDAY HOME	21.089 Sqm
	A-204	GUEST HOUSE/HOLIDAY HOME	21.089 Sqm
	A-205	GUEST HOUSE/HOLIDAY HOME	24.433 Sqm
	A-206	GUEST HOUSE/HOLIDAY HOME	24.433 Sqm
	A-207	GUEST HOUSE/HOLIDAY HOME	24.619 Sqm
3 <sup>RD</sup> FLOOR	A-301	GUEST HOUSE/HOLIDAY HOME	21.089 Sqm
	A-302	GUEST HOUSE/HOLIDAY HOME	21.089 Sqm
	A-303	GUEST HOUSE/HOLIDAY HOME	21.089 Sqm
	A-304	GUEST HOUSE/HOLIDAY HOME	21.089 Sqm
	A-305	GUEST HOUSE/HOLIDAY HOME	24.433 Sqm
4 <sup>TH</sup> FLOOR	A-306	GUEST HOUSE/HOLIDAY HOME	24.433 Sqm
	A-307	GUEST HOUSE/HOLIDAY HOME	24.619 Sqm
	A-401	GUEST HOUSE/HOLIDAY HOME	21.089 Sqm

- 1 Raviindra Nath Sempati
- 2 Surendra Nath Sempati
- 3 Basanta Kumar Sempati

Dharma Iniraprojects Pvt. Ltd

*(Signature)*  
Managing Director

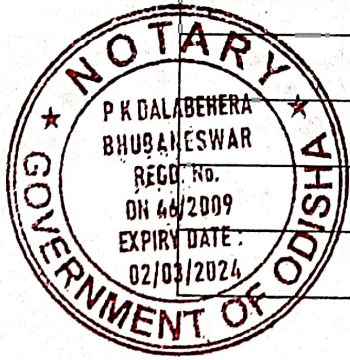


	A-402	GUEST HOUSE/HOLIDAY HOME	21.089 Sqm
	A-403	GUEST HOUSE/HOLIDAY HOME	21.089 Sqm
	A-404	GUEST HOUSE/HOLIDAY HOME	21.089 Sqm
	A-405	GUEST HOUSE/HOLIDAY HOME	24.433 Sqm
	A-406	GUEST HOUSE/HOLIDAY HOME	24.433 Sqm
	A-407	GUEST HOUSE/HOLIDAY HOME	24.619 Sqm
5 <sup>TH</sup> FLOOR	A-501	GUEST HOUSE/HOLIDAY HOME	21.089 Sqm
	A-502	GUEST HOUSE/HOLIDAY HOME	21.089 Sqm
	A-503	GUEST HOUSE/HOLIDAY HOME	21.089 Sqm
	A-504	GUEST HOUSE/HOLIDAY HOME	21.089 Sqm
	A-505	GUEST HOUSE/HOLIDAY HOME	24.433 Sqm
	A-506	GUEST HOUSE/HOLIDAY HOME	24.433 Sqm
	A-507	GUEST HOUSE/HOLIDAY HOME	24.619 Sqm
<b>BLOCK-B</b>			
1 <sup>ST</sup> FLOOR	B-101	RESIDENTIAL-MIG	24.526 Sqm
	B-102	RESIDENTIAL-MIG	24.526 Sqm
	B-103	RESIDENTIAL-MIG	24.526 Sqm
	B-104	RESIDENTIAL-MIG	24.526 Sqm
	B-105	RESIDENTIAL-MIG	24.526 Sqm
	B-106	RESIDENTIAL-MIG	24.526 Sqm
	B-107	RESIDENTIAL-MIG	24.526 Sqm
	B-108	RESIDENTIAL-MIG	30.750 Sqm
	B-109	RESIDENTIAL-MIG	34.467 Sqm
	B-110	RESIDENTIAL-MIG	30.658 Sqm
	B-111	RESIDENTIAL-MIG	28.335 Sqm
	B-112	RESIDENTIAL-MIG	28.335 Sqm

- 1 Rajendra Nath Senapati
- 2 Surendra Nath Senapati
- 3 Booranta Kuni Senapati
- 4 Jayashree Sahoo
- 5 Rajashree Senapati
- 6 Bilasini Patra

Dharma Infraprojects Pvt. Ltd

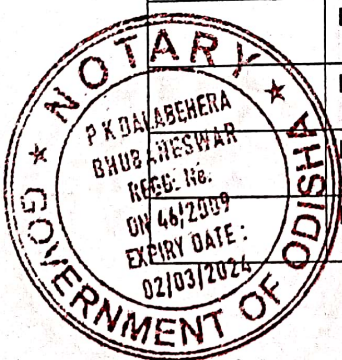
*P. K. Das*  
Managing Director



	B- 113	RESIDENTIAL-MIG	28.335 Sqm
	B- 114	RESIDENTIAL-MIG	28.335 Sqm
2 <sup>ND</sup> FLOOR	B- 201	RESIDENTIAL-MIG	24.526 Sqm
	B- 202	RESIDENTIAL-MIG	24.526 Sqm
	B- 203	RESIDENTIAL-MIG	24.526 Sqm
	B- 204	RESIDENTIAL-MIG	24.526 Sqm
	B-205	RESIDENTIAL-MIG	24.526 Sqm
	B-206	RESIDENTIAL-MIG	24.526 Sqm
	B-207	RESIDENTIAL-MIG	24.526 Sqm
	B-208	RESIDENTIAL-MIG	30.750 Sqm
	B-209	RESIDENTIAL-MIG	34.467 Sqm
	B-210	RESIDENTIAL-MIG	30.658 Sqm
	B-211	RESIDENTIAL-MIG	28.335 Sqm
	B-212	RESIDENTIAL-MIG	28.335 Sqm
	B-213	RESIDENTIAL-MIG	28.335 Sqm
	B-214	RESIDENTIAL-MIG	28.335 Sqm
3 <sup>RD</sup> FLOOR	B-301	RESIDENTIAL-MIG	24.526 Sqm
	B-302	RESIDENTIAL-MIG	24.526 Sqm
	B-303	RESIDENTIAL-MIG	24.526 Sqm
	B-304	RESIDENTIAL-MIG	24.526 Sqm
	B-305	RESIDENTIAL-MIG	24.526 Sqm
	B-306	RESIDENTIAL-MIG	24.526 Sqm
	B-307	RESIDENTIAL-MIG	24.526 Sqm
	B-308	RESIDENTIAL-MIG	30.750 Sqm
	B-309	RESIDENTIAL-MIG	34.467 Sqm
	B-310	RESIDENTIAL-MIG	30.658 Sqm

- 1 Rajendra Nath Senapati  
2 Surendra Nath Senapati  
3 Sasanta Kumar Senapati  
4 Jayashree Shree  
5 Rajashree Senapati  
6 Bilasini Patra

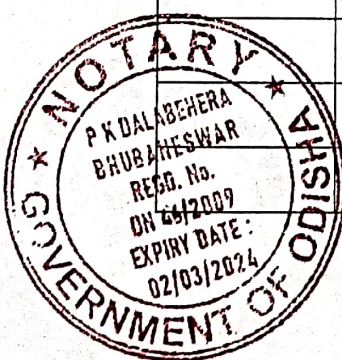
Dharma Infraprojects Pvt. Ltd  
Managing Director



	B-311	RESIDENTIAL-MIG	28.335 Sqm
	B-312	RESIDENTIAL-MIG	28.335 Sqm
	B-313	RESIDENTIAL-MIG	28.335 Sqm
	B-314	RESIDENTIAL-MIG	28.335 Sqm
4 <sup>TH</sup> FLOOR	B-401	RESIDENTIAL-MIG	24.526 Sqm
	B-402	RESIDENTIAL-MIG	24.526 Sqm
	B-403	RESIDENTIAL-MIG	24.526 Sqm
	B-404	RESIDENTIAL-MIG	24.526 Sqm
	B-405	RESIDENTIAL-MIG	24.526 Sqm
	B-406	RESIDENTIAL-MIG	24.526 Sqm
	B-407	RESIDENTIAL-MIG	24.526 Sqm
	B-408	RESIDENTIAL-MIG	24.526 Sqm
	B-409	RESIDENTIAL-MIG	30.750 Sqm
	B-410	RESIDENTIAL-MIG	34.467 Sqm
	B-411	RESIDENTIAL-MIG	30.658 Sqm
	B-412	RESIDENTIAL-MIG	28.335 Sqm
	B-413	RESIDENTIAL-MIG	28.335 Sqm
	B-414	RESIDENTIAL-MIG	28.335 Sqm
5 <sup>TH</sup> FLOOR	B-501	RESIDENTIAL-MIG	24.526 Sqm
	B-502	RESIDENTIAL-MIG	24.526 Sqm
	B-503	RESIDENTIAL-MIG	24.526 Sqm
	B-504	RESIDENTIAL-MIG	24.526 Sqm
	B-505	RESIDENTIAL-MIG	24.526 Sqm
	B-506	RESIDENTIAL-MIG	24.526 Sqm
	B-507	RESIDENTIAL-MIG	24.526 Sqm
	B-508	RESIDENTIAL-MIG	30.750 Sqm

- 4 Joyashree Sahoo
- 1 Kalundra Nath Sempati
  - 2 Surendra Nath Sempati
  - 3 Prasanta Kumar Sempati
  - 4 Joyashree Sahoo
  - 5 Rajashree Sempati
  - 6 Bibhina Parica

Dharma Infraprojects Pvt. Ltd  
 Managing Director  
*Durga M. Sen*

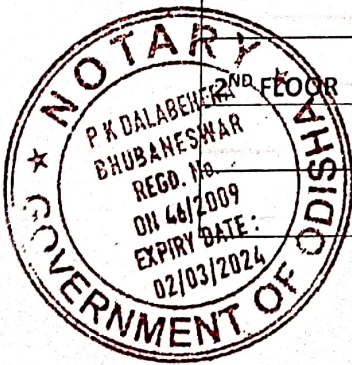


	B-509	RESIDENTIAL-MIG	34.467 Sqm
	B-510	RESIDENTIAL-MIG	30.658 Sqm
	B-511	RESIDENTIAL-MIG	28.335 Sqm
	B-512	RESIDENTIAL-MIG	28.335 Sqm
	B-513	RESIDENTIAL-MIG	28.335 Sqm
	B-514	RESIDENTIAL-MIG	28.335 Sqm
<b>BLOCK-C</b>			
1 <sup>ST</sup> FLOOR	C-101	RESIDENTIAL-MIG	26.662 Sqm
	C-102	RESIDENTIAL-MIG	26.662 Sqm
	C-103	RESIDENTIAL-MIG	26.662 Sqm
	C-104	RESIDENTIAL-MIG	26.662 Sqm
	C-105	RESIDENTIAL-MIG	26.662 Sqm
	C-106	RESIDENTIAL-MIG	26.662 Sqm
	C-107	RESIDENTIAL-MIG	26.662 Sqm
	C-108	RESIDENTIAL-MIG	26.662 Sqm
	C-109	RESIDENTIAL-MIG	26.662 Sqm
	C-110	RESIDENTIAL-MIG	26.662 Sqm
	C-111	RESIDENTIAL-MIG	26.662 Sqm
	C-112	RESIDENTIAL-MIG	26.662 Sqm
	C-113	RESIDENTIAL-MIG	26.662 Sqm
	C-114	RESIDENTIAL-MIG	26.662 Sqm
	C-115	RESIDENTIAL-MIG	26.662 Sqm
	C-116	RESIDENTIAL-MIG	26.662 Sqm
	C-201	RESIDENTIAL-MIG	26.662 Sqm
	C-202	RESIDENTIAL-MIG	26.662 Sqm
	C-203	RESIDENTIAL-MIG	26.662 Sqm

- 1 Rabinendra Nath Sempati 4 Srijasthree School
- 2 Surendra Nath Sempati 5 Raashtree Sempati
- 3 Basanta Kumar Sempati 6 Bilasini Patra

Dharma InfraProjects Pvt. Ltd

*P. K. Dalabera*  
Managing Director





	C-204	RESIDENTIAL-MIG	26.662 Sqm
	C-205	RESIDENTIAL-MIG	26.662 Sqm
	C-206	RESIDENTIAL-MIG	26.662 Sqm
	C-207	RESIDENTIAL-MIG	26.662 Sqm
	C-208	RESIDENTIAL-MIG	26.662 Sqm
	C-209	RESIDENTIAL-MIG	26.662 Sqm
	C-210	RESIDENTIAL-MIG	26.662 Sqm
	C-211	RESIDENTIAL-MIG	26.662 Sqm
	C-212	RESIDENTIAL-MIG	26.662 Sqm
	C-213	RESIDENTIAL-MIG	26.662 Sqm
	C-214	RESIDENTIAL-MIG	26.662 Sqm
	C-215	RESIDENTIAL-MIG	26.662 Sqm
	C-216	RESIDENTIAL-MIG	26.662 Sqm
3 <sup>RD</sup> FLOOR	C-301	RESIDENTIAL-MIG	26.662 Sqm
	C-302	RESIDENTIAL-MIG	26.662 Sqm
	C-303	RESIDENTIAL-MIG	26.662 Sqm
	C-304	RESIDENTIAL-MIG	26.662 Sqm
	C-305	RESIDENTIAL-MIG	26.662 Sqm
	C-306	RESIDENTIAL-MIG	26.662 Sqm
4 <sup>TH</sup> FLOOR	C-307	RESIDENTIAL-MIG	26.662 Sqm
	C-308	RESIDENTIAL-MIG	26.662 Sqm
	C-309	RESIDENTIAL-MIG	26.662 Sqm
	C-310	RESIDENTIAL-MIG	26.662 Sqm
	C-311	RESIDENTIAL-MIG	26.662 Sqm
	C-312	RESIDENTIAL-MIG	26.662 Sqm
	C-313	RESIDENTIAL-MIG	26.662 Sqm

- 1 Rabinendra Nath Senapati 4 Jyotsnaree Sahoo  
2 Surendra Nath Senapati 5 Radashree Senapati  
3 Gauramta Kumari Senapati 6 Bilasini Patra

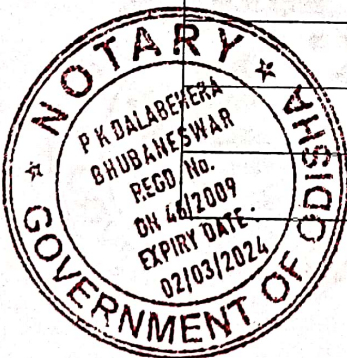
Dharma Infraprojects Pvt. Ltd  
P. Anil Kumar  
Managing Director

	C-314	RESIDENTIAL-MIG	26.662 Sqm
	C-315	RESIDENTIAL-MIG	26.662 Sqm
	C-316	RESIDENTIAL-MIG	26.662 Sqm
4 <sup>TH</sup> FLOOR	C-401	RESIDENTIAL-MIG	26.662 Sqm
	C-402	RESIDENTIAL-MIG	26.662 Sqm
	C-403	RESIDENTIAL-MIG	26.662 Sqm
	C-404	RESIDENTIAL-MIG	26.662 Sqm
	C-405	RESIDENTIAL-MIG	26.662 Sqm
	C-406	RESIDENTIAL-MIG	26.662 Sqm
	C-407	RESIDENTIAL-MIG	26.662 Sqm
	C-408	RESIDENTIAL-MIG	26.662 Sqm
	C-409	RESIDENTIAL-MIG	26.662 Sqm
	C-410	RESIDENTIAL-MIG	26.662 Sqm
	C-411	RESIDENTIAL-MIG	26.662 Sqm
	C-412	RESIDENTIAL-MIG	26.662 Sqm
3 <sup>RD</sup> FLOOR	C-413	RESIDENTIAL-MIG	26.662 Sqm
	C-414	RESIDENTIAL-MIG	26.662 Sqm
	C-415	RESIDENTIAL-MIG	26.662 Sqm
	C-416	RESIDENTIAL-MIG	26.662 Sqm
5 <sup>TH</sup> FLOOR	C-501	RESIDENTIAL-MIG	26.662 Sqm
	C-502	RESIDENTIAL-MIG	26.662 Sqm
	C-503	RESIDENTIAL-MIG	26.662 Sqm
	C-504	RESIDENTIAL-MIG	26.662 Sqm
	C-505	RESIDENTIAL-MIG	26.662 Sqm
	C-506	RESIDENTIAL-MIG	26.662 Sqm
	C-507	RESIDENTIAL-MIG	26.662 Sqm

- 1 Rukunadranath Senapati 4 Tejashree Sahoo
- 2 Surendranath Senapati 5 Radashree Senapati
- 3 Basanta Kumar Senapati 6 Bilasini Patra

Dharma Infraprojects Pvt. Ltd

*P. K. Dalabekera*  
Managing Director



	C-508	RESIDENTIAL-MIG	26.662 Sqm
	C-509	RESIDENTIAL-MIG	26.662 Sqm
	C-510	RESIDENTIAL-MIG	26.662 Sqm
	C-511	RESIDENTIAL-MIG	26.662 Sqm
	C-512	RESIDENTIAL-MIG	26.662 Sqm
	C-513	RESIDENTIAL-MIG	26.662 Sqm
	C-514	RESIDENTIAL-MIG	26.662 Sqm
	C-515	RESIDENTIAL-MIG	26.662 Sqm
	C-516	RESIDENTIAL-MIG	26.662 Sqm

- 3 Prabanta Kumar Senapati
- 4 Jyotirmee Sahoo
- 5 Radhasee Senapati
- 6 Bilasini Patra

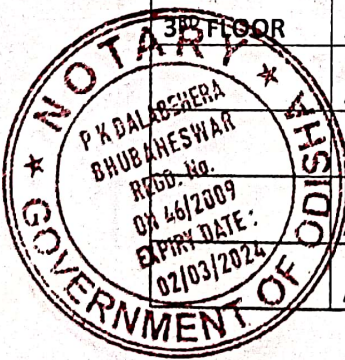
3. LAND OWNER'S SHARE SPECIFICATION BETWEEN THE 1<sup>ST</sup> PARTIES

FLOOR	FLAT NO	TYPE	CARPET AREA
<b>BLOCK-A</b>			
2 <sup>ND</sup> FLOOR	A-201	GUEST HOUSE/HOLIDAY HOME	21.089 Sqm
	A-202	GUEST HOUSE/HOLIDAY HOME	21.089 Sqm
	A-203	GUEST HOUSE/HOLIDAY HOME	21.089 Sqm
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	A-207	GUEST HOUSE/HOLIDAY HOME	24.619 Sqm
3 <sup>RD</sup> FLOOR	A-301	GUEST HOUSE/HOLIDAY HOME	21.089 Sqm
	A-302	GUEST HOUSE/HOLIDAY HOME	21.089 Sqm
	A-303	GUEST HOUSE/HOLIDAY HOME	21.089 Sqm
	A-304	GUEST HOUSE/HOLIDAY HOME	21.089 Sqm
	A-305	GUEST HOUSE/HOLIDAY HOME	24.433 Sqm

Dharma Infraprojects Pvt. Ltd

*P. K. Dalabehra*  
Managing Director

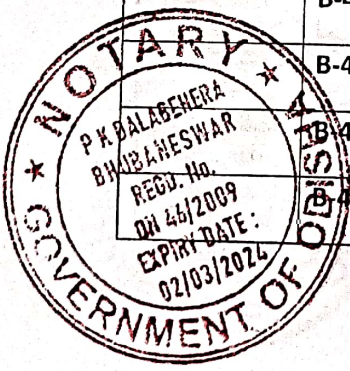
- 1 Radhasee Naith Senapati
- 2 Surendra Naith Senapati



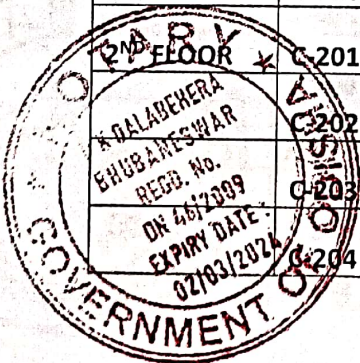
	A-306	GUEST HOUSE/HOLIDAY HOME	24.433 Sqm
	A-307	GUEST HOUSE/HOLIDAY HOME	24.619 Sqm
<b>BLOCK-B</b>			
3 <sup>RD</sup> FLOOR	B-301	RESIDENTIAL-MIG	24.526 Sqm
	B-302	RESIDENTIAL-MIG	24.526 Sqm
	B-303	RESIDENTIAL-MIG	24.526 Sqm
	B-304	RESIDENTIAL-MIG	24.526 Sqm
	B-305	RESIDENTIAL-MIG	24.526 Sqm
	B-306	RESIDENTIAL-MIG	24.526 Sqm
	B-307	RESIDENTIAL-MIG	24.526 Sqm
	B-308	RESIDENTIAL-MIG	30.750 Sqm
	B-309	RESIDENTIAL-MIG	34.467 Sqm
	B-310	RESIDENTIAL-MIG	30.658 Sqm
	B-311	RESIDENTIAL-MIG	28.335 Sqm
	B-312	RESIDENTIAL-MIG	28.335 Sqm
	B-313	RESIDENTIAL-MIG	28.335 Sqm
	B-314	RESIDENTIAL-MIG	28.335 Sqm
4 <sup>TH</sup> FLOOR	B-401	RESIDENTIAL-MIG	24.526 Sqm
	B-402	RESIDENTIAL-MIG	24.526 Sqm
	B-403	RESIDENTIAL-MIG	24.526 Sqm
	B-404	RESIDENTIAL-MIG	24.526 Sqm
	B-405	RESIDENTIAL-MIG	24.526 Sqm
	B-406	RESIDENTIAL-MIG	24.526 Sqm
	B-407	RESIDENTIAL-MIG	24.526 Sqm
	B-408	RESIDENTIAL-MIG	30.750 Sqm
	B-409	RESIDENTIAL-MIG	34.467 Sqm

Kalanaka Nath Senapah 4 Jagasree Shree  
 Surendra Nath Senapah 5 Rajasree Senapati  
 Prasanta Kumar Senapati 6 Bilasini Patra

Dhama Infraprojects Pvt. Ltd  
 Jagup Kumar  
 Managing Director



	B-410	RESIDENTIAL-MIG	30.658 Sqm
	B-411	RESIDENTIAL-MIG	28.335 Sqm
	B-412	RESIDENTIAL-MIG	28.335 Sqm
	B-413	RESIDENTIAL-MIG	28.335 Sqm
	B-414	RESIDENTIAL-MIG	28.335 Sqm
<b>BLOCK-C</b>			
1 <sup>ST</sup> FLOOR	C-101	RESIDENTIAL-MIG	26.662 Sqm
	C-102	RESIDENTIAL-MIG	26.662 Sqm
	C-103	RESIDENTIAL-MIG	26.662 Sqm
	C-104	RESIDENTIAL-MIG	26.662 Sqm
	C-105	RESIDENTIAL-MIG	26.662 Sqm
	C-106	RESIDENTIAL-MIG	26.662 Sqm
	C-107	RESIDENTIAL-MIG	26.662 Sqm
	C-108	RESIDENTIAL-MIG	26.662 Sqm
	C-109	RESIDENTIAL-MIG	26.662 Sqm
	C-110	RESIDENTIAL-MIG	26.662 Sqm
	C-111	RESIDENTIAL-MIG	26.662 Sqm
	C-112	RESIDENTIAL-MIG	26.662 Sqm
	C-113	RESIDENTIAL-MIG	26.662 Sqm
	C-114	RESIDENTIAL-MIG	26.662 Sqm
	C-115	RESIDENTIAL-MIG	26.662 Sqm
	C-116	RESIDENTIAL-MIG	26.662 Sqm
	C-201	RESIDENTIAL-MIG	26.662 Sqm
	C-202	RESIDENTIAL-MIG	26.662 Sqm
	C-203	RESIDENTIAL-MIG	26.662 Sqm
	C-204	RESIDENTIAL-MIG	26.662 Sqm



4 Jayashree Shree  
 5 Rajashree Semapati  
 6 Bilasini Patra  
 3 Saraswathi Kurneri Semapati  
 Surentra Nath Semapati  
 Balendra Nath Semapati

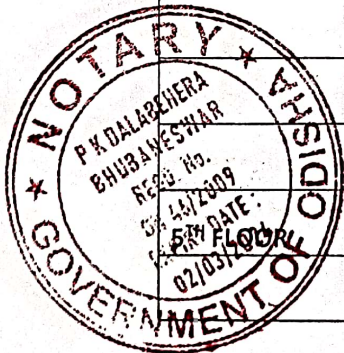
Dharma Infraprojects Pvt. Ltd  
 Jayant K. K. K  
 Managing Director

	C-205	RESIDENTIAL-MIG	26.662 Sqm
	C-206	RESIDENTIAL-MIG	26.662 Sqm
	C-207	RESIDENTIAL-MIG	26.662 Sqm
	C-208	RESIDENTIAL-MIG	26.662 Sqm
	C-209	RESIDENTIAL-MIG	26.662 Sqm
	C-210	RESIDENTIAL-MIG	26.662 Sqm
	C-211	RESIDENTIAL-MIG	26.662 Sqm
	C-212	RESIDENTIAL-MIG	26.662 Sqm
	C-213	RESIDENTIAL-MIG	26.662 Sqm
	C-214	RESIDENTIAL-MIG	26.662 Sqm
	C-215	RESIDENTIAL-MIG	26.662 Sqm
	C-216	RESIDENTIAL-MIG	26.662 Sqm

- Jogeshree Senoa
- 1 Rohindas Nath Senapati
  - 2 Surendra Nath Senapati
  - 3 Basanta Kumar Senapati
  - 4
  - 5 Rajshree Senapati
  - 6 Bilasini Parita

4. That the Developer's Share as Follows:

FLOOR	FLAT NO	TYPE	CARPET AREA
<b>BLOCK-A</b>			
1 <sup>ST</sup> FLOOR	A-101	Resturant,kitchen,Reception	166.295 Sqm
4 <sup>TH</sup> FLOOR	A-401	GUEST HOUSE/HOLIDAY HOME	21.089 Sqm
	A-402	GUEST HOUSE/HOLIDAY HOME	21.089 Sqm
	A-403	GUEST HOUSE/HOLIDAY HOME	21.089 Sqm
	A-404	GUEST HOUSE/HOLIDAY HOME	21.089 Sqm
	A-405	GUEST HOUSE/HOLIDAY HOME	24.433 Sqm
	A-406	GUEST HOUSE/HOLIDAY HOME	24.433 Sqm
	A-407	GUEST HOUSE/HOLIDAY HOME	24.619 Sqm
	A-501	GUEST HOUSE/HOLIDAY HOME	21.089 Sqm
	A-502	GUEST HOUSE/HOLIDAY HOME	21.089 Sqm



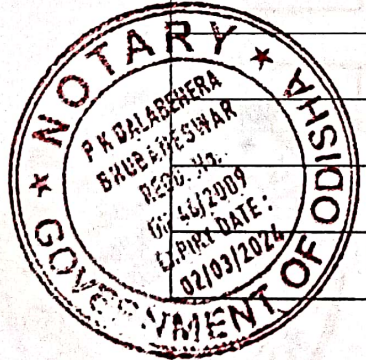
Dharma Infraprojects Pvt. Ltd.  
 Rajat Kumar  
 Managing Director

	A-503	GUEST HOUSE/HOLIDAY HOME	21.089 Sqm
	A-504	GUEST HOUSE/HOLIDAY HOME	21.089 Sqm
	A-505	GUEST HOUSE/HOLIDAY HOME	24.433 Sqm
	A-506	GUEST HOUSE/HOLIDAY HOME	24.433 Sqm
	A-507	GUEST HOUSE/HOLIDAY HOME	24.619 Sqm
<b>BLOCK-B</b>			
1 <sup>ST</sup> FLOOR	B-101	RESIDENTIAL-MIG	24.526 Sqm
	B-102	RESIDENTIAL-MIG	24.526 Sqm
	B-103	RESIDENTIAL-MIG	24.526 Sqm
	B-104	RESIDENTIAL-MIG	24.526 Sqm
	B-105	RESIDENTIAL-MIG	24.526 Sqm
	B-106	RESIDENTIAL-MIG	24.526 Sqm
	B-107	RESIDENTIAL-MIG	24.526 Sqm
	B-108	RESIDENTIAL-MIG	30.750 Sqm
	B-109	RESIDENTIAL-MIG	34.467 Sqm
	B-110	RESIDENTIAL-MIG	30.658 Sqm
	B-111	RESIDENTIAL-MIG	28.335 Sqm
	B-112	RESIDENTIAL-MIG	28.335 Sqm
	B-113	RESIDENTIAL-MIG	28.335 Sqm
	B-114	RESIDENTIAL-MIG	28.335 Sqm
2 <sup>ND</sup> FLOOR	B-201	RESIDENTIAL-MIG	24.526 Sqm
	B-202	RESIDENTIAL-MIG	24.526 Sqm
	B-203	RESIDENTIAL-MIG	24.526 Sqm
	B-204	RESIDENTIAL-MIG	24.526 Sqm
	B-205	RESIDENTIAL-MIG	24.526 Sqm
	B-206	RESIDENTIAL-MIG	24.526 Sqm

Torgashree Sahoo

1 Kaler Indira Nath Senapati 4  
2 Surendra Nath Senapati 5 Rajashree Senapati  
3 Sarasanta Kumari Senapati 6 Bilasini Patra

Dharma Infraprojects Pvt. Ltd  
*(Signature)*  
Managing Director

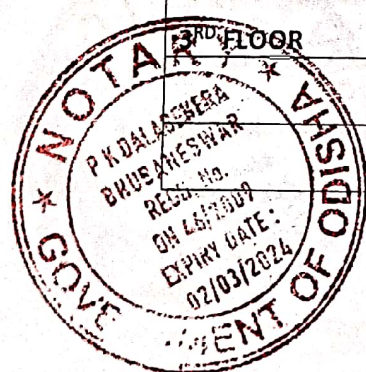


	B-207	RESIDENTIAL-MIG	24.526 Sqm
	B-208	RESIDENTIAL-MIG	30.750 Sqm
	B-209	RESIDENTIAL-MIG	34.467 Sqm
	B-210	RESIDENTIAL-MIG	30.658 Sqm
	B-211	RESIDENTIAL-MIG	28.335 Sqm
	B-212	RESIDENTIAL-MIG	28.335 Sqm
	B-213	RESIDENTIAL-MIG	28.335 Sqm
	B-214	RESIDENTIAL-MIG	28.335 Sqm
5 <sup>TH</sup> FLOOR	B-501	RESIDENTIAL-MIG	24.526 Sqm
	B-502	RESIDENTIAL-MIG	24.526 Sqm
	B-503	RESIDENTIAL-MIG	24.526 Sqm
	B-504	RESIDENTIAL-MIG	24.526 Sqm
	B-505	RESIDENTIAL-MIG	24.526 Sqm
	B-506	RESIDENTIAL-MIG	24.526 Sqm
	B-507	RESIDENTIAL-MIG	24.526 Sqm
	B-508	RESIDENTIAL-MIG	30.750 Sqm
	B-509	RESIDENTIAL-MIG	34.467 Sqm
	B-510	RESIDENTIAL-MIG	30.658 Sqm
	B-511	RESIDENTIAL-MIG	28.335 Sqm
	B-512	RESIDENTIAL-MIG	28.335 Sqm
	B-513	RESIDENTIAL-MIG	28.335 Sqm
	B-514	RESIDENTIAL-MIG	28.335 Sqm
<b>BLOCK-C</b>			26.662 Sqm
3 <sup>RD</sup> FLOOR	C-301	RESIDENTIAL-MIG	26.662 Sqm
	C-302	RESIDENTIAL-MIG	26.662 Sqm
	C-303	RESIDENTIAL-MIG	26.662 Sqm

- 1 Kalendra Nath Senapati 4 Jangraee Surua
- 2 Surendra Nath Senapati 5 Rajendra Senapati
- 3 Basanta Kumar Senapati 6 Bilasini Patra

Dharma Infraprojects Pvt. Ltd.

Jayant U. U. U.  
Managing Director

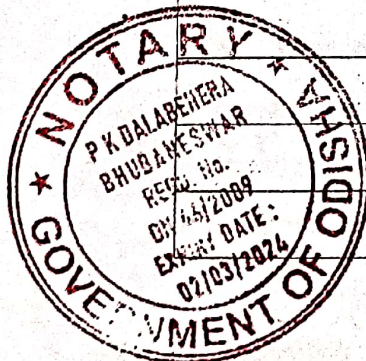




	C-304	RESIDENTIAL-MIG	26.662 Sqm
	C-305	RESIDENTIAL-MIG	26.662 Sqm
	C-306	RESIDENTIAL-MIG	26.662 Sqm
	C-307	RESIDENTIAL-MIG	26.662 Sqm
	C-308	RESIDENTIAL-MIG	26.662 Sqm
	C-309	RESIDENTIAL-MIG	26.662 Sqm
	C-310	RESIDENTIAL-MIG	26.662 Sqm
	C-311	RESIDENTIAL-MIG	26.662 Sqm
	C-312	RESIDENTIAL-MIG	26.662 Sqm
	C-313	RESIDENTIAL-MIG	26.662 Sqm
	C-314	RESIDENTIAL-MIG	26.662 Sqm
	C-315	RESIDENTIAL-MIG	26.662 Sqm
	C-316	RESIDENTIAL-MIG	26.662 Sqm
4 <sup>TH</sup> FLOOR	C-401	RESIDENTIAL-MIG	26.662 Sqm
	C-402	RESIDENTIAL-MIG	26.662 Sqm
	C-403	RESIDENTIAL-MIG	26.662 Sqm
	C-404	RESIDENTIAL-MIG	26.662 Sqm
	C-405	RESIDENTIAL-MIG	26.662 Sqm
	C-406	RESIDENTIAL-MIG	26.662 Sqm
	C-407	RESIDENTIAL-MIG	26.662 Sqm
	C-408	RESIDENTIAL-MIG	26.662 Sqm
	C-409	RESIDENTIAL-MIG	26.662 Sqm
	C-410	RESIDENTIAL-MIG	26.662 Sqm
	C-411	RESIDENTIAL-MIG	26.662 Sqm
	C-412	RESIDENTIAL-MIG	26.662 Sqm
	C-413	RESIDENTIAL-MIG	26.662 Sqm

1 Rabinob Nath Senapati 4 Joyashree Sahoo  
2 Surendra Nath Senapati 5 Rajashree Senapati  
3 Bousantha Kumar Sufedi 6 Bilasini Patra

Dharma Infraprojects Pvt. Ltd  
Tajapat M. K. 12/12  
Managing Director

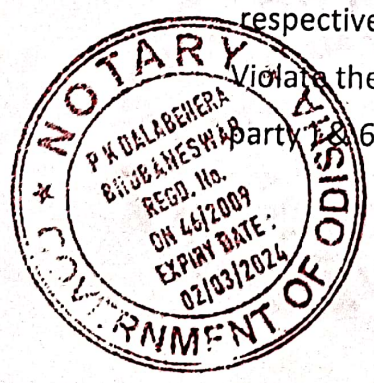


	C-414	RESIDENTIAL-MIG	26.662 Sqm
	C-415	RESIDENTIAL-MIG	26.662 Sqm
	C-416	RESIDENTIAL-MIG	26.662 Sqm
5 <sup>TH</sup> FLOOR	C-501	RESIDENTIAL-MIG	26.662 Sqm
	C-502	RESIDENTIAL-MIG	26.662 Sqm
	C-503	RESIDENTIAL-MIG	26.662 Sqm
	C-504	RESIDENTIAL-MIG	26.662 Sqm
	C-505	RESIDENTIAL-MIG	26.662 Sqm
	C-506	RESIDENTIAL-MIG	26.662 Sqm
	C-507	RESIDENTIAL-MIG	26.662 Sqm
	C-508	RESIDENTIAL-MIG	26.662 Sqm
	C-509	RESIDENTIAL-MIG	26.662 Sqm
	C-510	RESIDENTIAL-MIG	26.662 Sqm
	C-511	RESIDENTIAL-MIG	26.662 Sqm
	C-512	RESIDENTIAL-MIG	26.662 Sqm
	C-513	RESIDENTIAL-MIG	26.662 Sqm
	C-514	RESIDENTIAL-MIG	26.662 Sqm
	C-515	RESIDENTIAL-MIG	26.662 Sqm
	C-516	RESIDENTIAL-MIG	26.662 Sqm

1. Rabinendra Nath Sengupta - 4 Jorajhorae Street  
 2. Suryendra Nath Sengupta - Rajachirree Sengupta  
 3. Sasanta Kumar Sengupta - 6 Birsini Parua

Dharma Infra Projects Pvt. Ltd.  
 Rajat U. per  
 Managing Director

5. That, the total parking space 2319.19 Sqm in the basement and stilt floor will be used by above both the parties in the proportionate ratio 40 % i.e. 927.68 Sqm. (Land owner/1<sup>st</sup> party) & 60% i.e. 1391.51 Sqm. (Developer/2<sup>nd</sup> party).
6. That, as per the joint agreement both the parties are entitled to get their respective shares i.e. 40 %(1<sup>st</sup> party) & 60% (2<sup>nd</sup> party).) are agreed not to violate the said allotment/allocated share that means 40% (Land owner /1<sup>st</sup> party) & 60% (Developer /2<sup>nd</sup> party).



8. That, as per the joint venture agreement, the land owner is entitled to get 40 % Carpet area and not to prevent the developer from negotiating with intending purchaser for sale of its 60% Carpet area as mentioned above.

9. That, the Land Owner/1<sup>st</sup> party is agreed to pay the total purchased F.A.R amount i.e. Rs.26,79,734.00(Rupees Twenty Six Lakh Seventy Nine Thousand and Seven Hundred Thirty Four) to Developer/ 2<sup>nd</sup> party.

### SCHEDULE OF PROPERTY

Dist- Puri, P.S:- Puri town, No- 03, Tahasil – puri, No-643, Mouza – Puri Sahara, Unit No-3, Mangalaghata, Status-Stitiban.

1. Khata No. 379, Plot No. 81 Area Ac 0.575 decimals, Kisam- Gharabari
2. Khata No. 379, Plot No. 79 Area Ac 0.211 decimals, Kisam - Gharabari
3. Khata No. 379, Plot No. 82 Area Ac 0.178 decimals , Kisam – Jalsaya One
4. Khata No. 379, Plot No. 80 Area Ac 0.010 decimals , Kisam – Gharabari Two

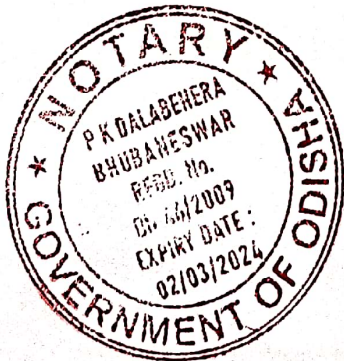
Total One Mouza, One Khata, Four Plots, Total Area Ac 0.974 decimals

IN WITNESSES whereof, parties put their signatures on the day, month & Year first above write.

### IN PRESENCE OF WITNESSES.

1. Bismaya Ramjan Patra.  
So- Birendra Nath Patra.  
At- Abedhrimandapur.  
PO- kaduapada.  
Dist- Jagatsinghpur.  
Odisha.

1. Rajendra Nath Senapati
2. Surendra Nath Senapati
3. Osasanta Kumar Senapati
4. Jayashree Shoo



Dharma IntraProjects Pvt. Ltd.

*P. K. Dalabhera*  
Managing Director

5. Rajashree Sandipati

6. Bilasini Patra

2. Niranjana Sahoo  
At- Bakhtapur.  
P.S- Pattamundai  
P.O. Matia.  
Dist- Kendrapara.

Signature of the 1<sup>st</sup> Parties  
(Land Owner's/1<sup>st</sup> Parties)

**Dharma Infraprojects Pvt. Ltd**

Jagat Kumar Kar  
Managing Director  
(Jagat Kumar Kar)

Managing Director

Dharma Infraprojects Pvt. Ltd.

Signature of the 2<sup>nd</sup> Party  
(Developer/2<sup>nd</sup> Party)

29/5/23

**PK DALABEHRA**  
Notary, Bhubaneswar  
Regd. No. ON-46/09

