

# भारतीय गैर न्यायिक

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## INDIA NON JUDICIAL



ओडिशा ODISHA

55AA 952866

### SHARE ALLOCATION AGREEMENT

This share allocation agreement is made on this the .....30.....day of .....07....., 2022 (Two Thousand Twenty-Two) at Berhampur.

#### BY AND BETWEEN

1. **Mr. Anarasi Tripati Patro**, aged about 71 years, S/o: Late Anarasi Sundarbabu Patro, PAN :AIQPP8313H, Aadhar No:237351960038, Contact No:8328981096.
2. **Smt. Anarasi Jangyaseni Patro**, aged about 65 years, W/o: Anarasi Tripati Patro, PAN: ACEPA9044L, Aadhar No:337652201327, Contact No:8328981096 Both are by Caste: Kalinga Vysya, By Profession: Business, resident of Ankuli, Industrial Estate Square, Po: Lanjipalli, P.S: B. N. Pur, Tahasil: Brahmapur, Dist: Gunjam-760008.
3. **Sri. Anarasi Jagatjit Patro**, aged about 39 years, S/o: Anarasi Tripati Patro, PAN :AJRPP7287L, Aadhar No:339715579161, Contact No:9930382787, by Caste: Kalinga Vysya, By Profession: Service, Flat No: B-201, Shanti Kunj, Plot No: 9, Sector-19, Navi

ATTESTED BY,  
**NRUSINHA ACHARYA**  
NOTARY, M.A.L.B.  
Berhampur (Gm.)  
Read. No ON-01/2014

Anarasi Tripati Patro  
Smt. Jangyaseni Patro  
A. Jagatjit Patro

FURNISHED BY  
Page 1 of  
**NOTARY, Berhampur**

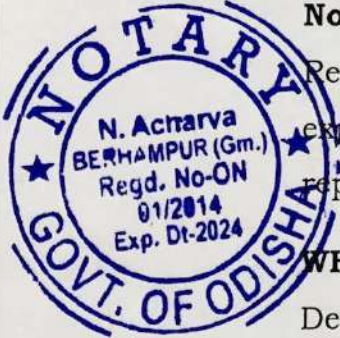
*[Signature]*  
Managing Director  
Vishwananda Land & Building Pvt. Ltd.  
Road, Brahmapur, Odisha  
Tel: .....



Mumbai, Landmark: Vista Corner, PO & PS: JCI Kamathe  
 Tahasil: Panvel, Dist: Raigarh-410206, State of Maharashtra  
 (hereinafter called the 1<sup>st</sup> Party which expression shall mean and include their heirs, successors, and representatives etc.) of the **FIRST PARTY/LAND OWNER.**

**AND**

**VIVEKANANDA Land & Building (P) Ltd.**, a company registered under the Company Act, 1956, (**PAN - AADCV2730N, Certificate of Incorporation No. - U452010R2010PTCO11786**) having its Regd. office at V.I.P. Colony, Kamapalli of Berhampur Town, represented through its Managing Director **Sri. Bichitra Patnaik**, aged about 58 years, S/o - Late Jogendra Patnaik, by Caste-Karan, by Profession - Business, **by virtue of Regd. GPA No:10611805753, Dtd.: 22.09.2018** at the office of the Sub-Registrar, Berhampur-I, (hereinafter called the 2nd Parties which expression shall mean and include its heirs, successors, and representatives etc.) of the **SECOND PARTY/DEVELOPER.**



**WHERE AS**, both the parties has entered into a Notarize. Development Agreement vide Document No: **A-289, Dtd: 25/02/2018** and have also executed the **Registered GPA Document No: 10611805753, Dtd.: 22.09.2018** before office of the Sub-Registrar, Berhampur-I.

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

**Total: 17 Nos. of Flat allocated to First Party/Land owner**

**ATTESTED BY**  
**NRUSINHA ACHARYA**  
 NOTARY MAJLIS  
 Berhampur (Gm.)  
 Regd. No-ON-01/2014

*Anarab Topodi Patro*  
*A. Jengya semi patro*  
*A. Jagadjit Patro*

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**NOTARY Berhampur Gm.**  
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*[Signature]*  
**Managing Director**  
**Vivekananda Land & Building Pvt. Ltd.**  
 Plot No. 106, Bhanu Road, Brahmapur-760001

**Total: 17 Nos. of Flat allocated to First Party/Land owner**  
As the land owners are in one family they distribute the units themselves.



SL NO.	FLAT NO	FLOOR NO	CARPET AREA (IN SQFT)	PARKING NO
1	SHOP1	G. Floor	192	S1
2	SHOP2	G. Floor	192	S2
3	G-1	G. Floor	834	G-1
4	G-2	G. Floor	947	G-2
5	G-3	G. Floor	834	G-3
6	101	1st Floor	947	101
7	102	1st Floor	834	102
8	103	1st Floor	947	103
9	104	1st Floor	834	104
10	201	2nd Floor	947	201
11	202	2nd Floor	834	202
12	203	2nd Floor	947	203
13	204	2nd Floor	834	204
14	301	3rd Floor	947	301
15	302	3rd Floor	834	302
16	303	3rd Floor	947	303
17	304	3rd Floor	834	304



**Total: 17Nos. of Flat allocated to Second party/Developer**

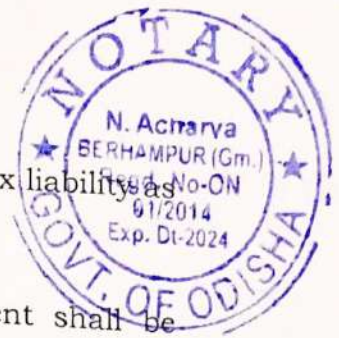
SL NO.	FLAT NO	FLOOR NO	CARPET AREA (IN SQFT)	PARKING NO
1	SHOP3	G. Floor	192	S3
2	SHOP4	G. Floor	192	S4
3	G-4	G. Floor	834	G-4
4	G-5	G. Floor	947	G-5
5	G-6	G. Floor	834	G-6
6	105	1st Floor	834	105
7	106	1st Floor	947	106
8	107	1st Floor	834	107
9	108	1st Floor	947	108
10	205	2nd Floor	834	205
11	206	2nd Floor	947	206
12	207	2nd Floor	834	207
13	208	2nd Floor	947	208
14	305	3rd Floor	834	305
15	306	3rd Floor	947	306
16	307	3rd Floor	834	307
17	308	3rd Floor	947	308

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

**ATTESTED BY:**  
**NRUSINHA ACHARYA**  
**NOTARY, M.A.L.L.B**  
Berhampur (Gm.)  
Regd. No ON-01/2014

*Aswani Topa & Pals*  
*A. Jagatjit Patra*  
*A. Jagatjit Patra*  
**Managing Director**  
**Vivekananda Land & Building Pvt. Ltd.**  
Telephone Bhawan Road, Brahmapur-760001

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

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

**SCHEDULE OF PROPERTY**

Dist: Gunjam, P.S: Brahmapur (Hal P.S Baidyanathpur), P.S No:78, Mouza: Panakalapalli, Tahasil: Brahmapur, Tahasil No: 86, Khata No.384/740 ,Plot No. 230/1807, area Ac0.004 dec, Plot No. 231, area Ac0.081 dec, Plot No. 232, area Ac0.030 dec, Plot No. 233, area Ac0.011 dec, Khata No: 384/762, Plot No. 230/1825, area Ac0.029 dec, Khata No: 384/283, Plot No. 231/1284, area Ac0.041 dec, Khata No.384/284, Plot No. 231/1285, area Ac0.038 dec, Plot No. 233/1286, area Ac0.023 dec, Plot No. 235/1287, area Ac0.013 dec, Khata No: 284/2654, Plot No. 231/2048, area Ac0.008 dec, Plot No. 230/2047, area Ac0.025 dec, Khata No:384/2080, Plot No. 235/1811, area Ac0.005 dec under Sub Registrar, Berhampur-1. Totally 6 Nos. Khatas, 12 Nos. of Plots, admeasuring Ac.0.308 decimal.



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

**Witness**

1. *Ajit Kumar Mishra*  
*s/o. Sarat Chandramishra*  
*lanipalli, Una Nagar enclave*  
*Berhampur, Gunjam.*

2. *K. Namasibayc Achary.*  
*s/o late K. K. Achary*  
*Venkatawan temple street*  
*Berhampur (Gm).*

*Aswani Tejodi Bhai*  
*A. Jangra Senapati*  
*A. Jagatjit Patro*

**FIRST PARTY**

*[Signature]*  
**Managing Director**  
**Vivekananda Land & Building Pvt. Ltd.**  
Telephone Bhawan Road, ... (Dist-761011)

**SECOND PARTY**

**DECLARATION**

The Deponent having been identified by Advocate Sri... ..solemnly affirm before me this the... ..20... ..before the Notary, Berhampur. ....A.M./P.M. read over and explained the deponent who seems perfectly to have understood the contents and this affidavit.

**Identified by**

**ADVOCATE**  
Name.....  
Date.....

**ATTESTED BY**  
**NRUSINHA ACHARYA**  
**NOTARY, M.A.L.L.B**  
Berhampur (Gm.)  
Regd. No ON-01/2014

**N. Acharya**  
**Notary, Berhampur (Gm)**  
**Govt. of Odisha**  
**Regd No-ON-01/2014**

*9:30 A.M*  
*[Signature]*