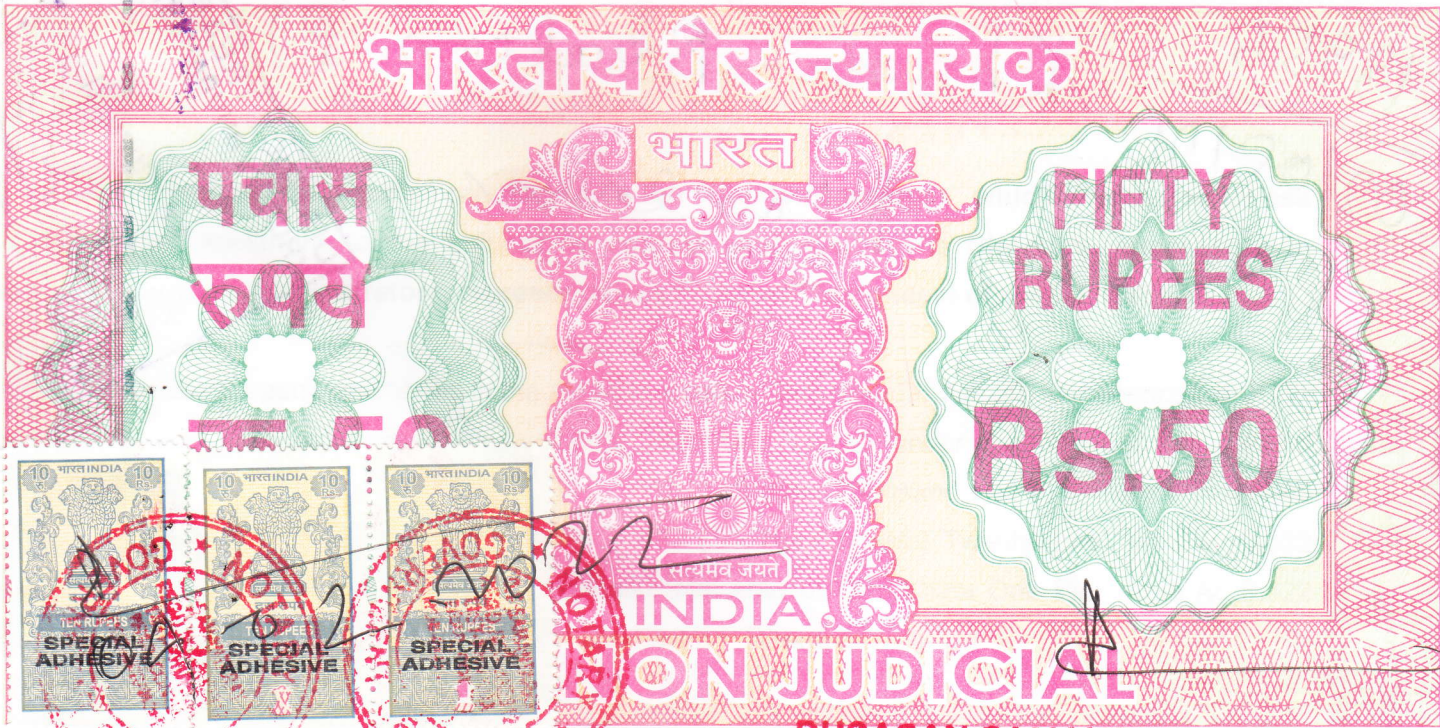


NOTARISED



ଓଡ଼ିଶା ଓଡ଼ିଶା ODISHA

DUSASAN SAMANTARAY
NOTARY, GOVT. OF ODISHA G 038760
BHUBANESWAR, ODISHA
REGD.NO.-88/2012
MOB-9439143015

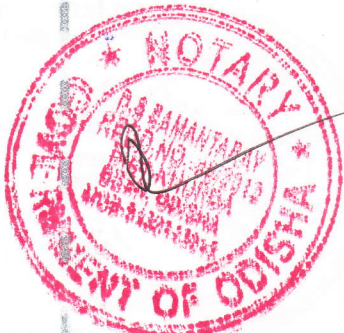
THIS DEED OF ALLOTMENT AGREEMENT MADE ON THIS 1st day of February 2022

BETWEEN

Sri Aditya Patra (PAN NO – ALOPP3785E, AADHAAR No. - 233430630172) aged about 36 years S/o Sri Padma Charan Patra, by Caste- Kumuti and by Profession– Business, Resident of A-97, Saheed Nagar, P.S.-Saheed Nagar, Bhubaneswar, PIN – 751007, Dist-Khurdha, Odisha (hereinafter referred to as the “LANDOWNER” which expression unless excluded by or repugnant to the subject or context shall include his legal heirs, successors, representatives and other assigns) of the FIRST PART.

AND

M/S KHUSHI REALCON PRIVATE LTD. a private limited company (CIN-U45201OR2012PTC015524) having its registered office at S-2/A-42,43,44, Mancheswar Industrial Estate, Bhubaneswar, PIN – 751010, P.S. Mancheswar, Dist. Khurda (Odisha) represented by its director (by virtue of a resolution dated 06.12.2019) SRI PRADEEP THACKER (DIN-01886198, PAN NO. – AAKPT7887L, AADHAR NO. 644810156080) aged about 55 years, Residing at Plot No.9/C, Jaydurga Nagar, Bomikhal, Bhubaneswar-751006, S/o Late Mani Lal Thacker, By Caste-Bania, by



Aditya Patra
KHUSHI REALCON PVT. LTD.
Pradeep Thacker

DUSASAN SAMANTARAY
NOTARY, GOVT. OF ODISHA
BHUBANESWAR, ODISHA
REGD. NO. - 88/2012
MOB-9439143015

profession – Business, (hereinafter referred to as the “Builder/Developer” which expression unless excluded by or repugnant to the subject or context shall include its Directors, successors in business, executors, administrators, representatives and other assignees) of the OTHER PART.

Whereas the property mentioned in the scheduled below Dist: Khurda, Tahasil – Bhubaneswar P.S.- Laxmisagar, Mouza – Gobindaprasad (Bhubaneswar Sahar Unit No. 32) under the Jurisdiction of District Sub Registrar Khurda at Bhubaneswar, Khata No. 1057/2559 (One Thousand and Fifty Seven Over Two Thousand Five hundred and Fifty Nine), Plot No – 622 (Six Hundred and Twenty Two) area Ac 0.322 decimals (Three Hundred and Twenty Two Decimals) total area of One Khata One Plot area Ac 0.322 decimals (Three Hundred and Twenty Two Decimals) Kisam – Gharabari.

AND whereas the “Builder/Developer” having wide experience and expertise in building/developing such apartment/ commercial complex in Bhubaneswar city and elsewhere, negotiated with the land owner to promote and develop a Commercial / Apartment Complex on the scheduled land entirely at the cost of the Builder/developer subject to the terms and conditions set forth hereinafter in this covenant.

AND WHEREAS, after detailed discussion an agreement was made on **dtd 16-12-2019** between the first party member and the second party and accordingly the first party member gave a registered power of attorney vide no 1081914815 **dtd 17-12-2019**.

AND WHEREAS, the second Party accordingly applied to BMC and obtain an approval on the amalgamated land of Ac. 0.592 Dec vide letter no 2651 dtd 15-01-2022. Both the Parties to this agreement agree and confirm that, the plan for construction has been finalized taking into account the prevailing norms of BMC, Fire Clearance as well as the mutual needs and final discussions amongst the parties to this agreement.

AND WHEREAS, it was agreed in the agreement **dtd 16-12-2019** that upon approval from BMC an allotment agreement will be made wherein it will be explicitly mentioned the allotment to each party to the agreement.

AND WHEREAS, the developer shall construct the building in compliance to the clauses stated in development agreement and shall not act beyond the authority given in the power of attorney. If the developer acted beyond authority or in violation of any terms and condition of contract the same shall not be binding on the 1st party.



KHUSHI REAL CON FVT. LTD.
Deepak Thakur
Director

Aditya Patra

AND WHEREAS, as per the development agreement between both the parties dated 16-12-2019, the 1st party is allotted his 50% share of allotment for upto 3 FAR of Saleable Area and per addendum agreement dated 09-11-2020, 33% share of allotment for any Saleable Area above 3 Saleable Area FAR per below details:

LAND OWNER'S SHARE

Flat / Shop No.	Floor	Carpet Area (in SQM)	Balcony Area (in SQM)	Excl. Terrace	Parking
Anchor Shop - 2	Ground	125.97	0.00	0.00	12.50
11 - 4.5BHK	First	175.33	14.40	23.87	12.50
31 - 4.5BHK	Third	175.33	14.40	0.00	12.50
32 - 3.5BHK	Third	146.45	12.26	0.00	12.50
33 - 3.5BHK	Third	141.60	12.37	0.00	12.50
34 - 4.5BHK	Third	169.73	14.63	0.00	12.50
81 - 4.5BHK	Eighth	175.33	14.40	0.00	12.50
82 - 3.5BHK	Eighth	146.45	12.26	0.00	12.50
83 - 3.5BHK	Eighth	141.60	12.37	0.00	12.50
84 - 4.5BHK	Eighth	169.73	14.63	0.00	12.50
111 - 4.5BHK	Eleventh	175.33	14.40	0.00	12.50

AND WHEREAS, the builder / developer of the 2nd has been allotted the units along with it's common areas and undivided share of land as per below:

DEVELOPER'S SHARE

Flat / Shop No.	Floor	Carpet Area (in SQM)	Balcony Area (in SQM)	Excl. Terrace	Parking
Anchor Shop - 1	Ground	170.35	0.00	0.00	12.50
Café	Ground	57.63	0.00	0.00	12.50
14 - 4.5BHK	First	169.73	14.63	0.00	12.50
12 - 3.5BHK	First	146.45	12.26	47.72	12.50
13 - 3.5BHK	First	141.60	12.37	0.00	12.50



KHUSHI REALCON PVT. LTD.
 Anoop Trivedi
 Director

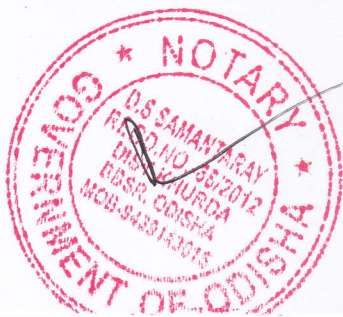
Aditya Patra

21 - 4.5BHK	Second	175.33	14.40	0.00	12.50
22 - 3.5BHK	Second	146.45	12.26	0.00	12.50
23 - 3.5BHK	Second	141.60	12.37	0.00	12.50
24 - 4.5BHK	Second	169.73	14.63	0.00	12.50
51 - 4.5BHK	Fifth	175.33	14.40	0.00	12.50
52 - 3.5BHK	Fifth	146.45	12.26	0.00	12.50
53 - 3.5BHK	Fifth	141.60	12.37	0.00	12.50
54 - 4.5BHK	Fifth	169.73	14.63	0.00	12.50
41 - 4.5BHK	Fourth	175.33	14.40	0.00	12.50
42 - 3.5BHK	Fourth	146.45	12.26	0.00	12.50
43 - 3.5BHK	Fourth	141.60	12.37	0.00	12.50
44 - 4.5BHK	Fourth	169.73	14.63	0.00	12.50
61 - 4.5BHK	Sixth	175.33	14.40	0.00	12.50
62 - 3.5BHK	Sixth	146.45	12.26	0.00	12.50
63 - 3.5BHK	Sixth	141.60	12.37	0.00	12.50
64 - 4.5BHK	Sixth	169.73	14.63	0.00	12.50
91 - 4.5BHK	Ninth	175.33	14.40	0.00	12.50
92 - 3.5BHK	Ninth	146.45	12.26	0.00	12.50
93 - 3.5BHK	Ninth	141.60	12.37	0.00	12.50
94 - 4.5BHK	Ninth	169.73	14.63	0.00	12.50
101 - 4.5BHK	Tenth	175.33	14.40	0.00	12.50
102 - 3.5BHK	Tenth	146.45	12.26	0.00	12.50
103 - 3.5BHK	Tenth	141.60	12.37	0.00	12.50
104 - 4.5BHK	Tenth	169.73	14.63	0.00	12.50
112 - 3.5BHK	Eleventh	146.45	12.26	0.00	12.50
113 - 3.5BHK	Eleventh	141.60	12.37	0.00	12.50
114 - 4.5BHK	Eleventh	169.73	14.63	0.00	12.50

KHUSHI REALCON PVT. LTD.
Arup Kumar Thakur
 Director

Aditya Kumar

AND WHEREAS, as per the development agreement between both the parties dated 16-12-2019, the construction of the proposed residential cum commercial building was agreed to be completed within 30(Thirty) calendar months from the date of Registration with ORERA however considering the current circumstances it has been agreed by both the parties that the project will be completed/finished and handed over in a phased manner within 42(Forty Two) calendar months from the date of Registration with ORERA.



The builder does hereby undertake to construct the building as per the specification mentioned below, the same being acceptable to the land owner:

Providing

1. Noise Canceling UPVC Window with mosquito mess
2. Balcony Plaster & SS Railing with Glass
3. Main Door – Flush Door 8'x 4' with lock & tower bolt
4. Electrical Conduit only at ceiling
5. Bathroom – Waterproofing, False Ceiling, In-let Out-let Piping & Plaster
6. Sliding Door for Balcony
7. Provision for Water outlet of AC

Not Providing

1. Any Door inside flat
2. No CP & Sanitary Fittings
3. No flooring
4. No electrical conduit on walls only from ceiling
5. No kitchen Platform & sink
6. No Paints on any wall or ceiling
7. No Internal Walls

The 1st party will pay the GST, stack parking charges, electricity connection charges, corpus fund deposit and maintenance charges towards the shops & flats allotted to it, however if the Land Owner surrenders the allotted Flat / Shop to the Developer for sale, the buyer of those flat / shop will pay these Taxes / charges / deposits.

At the delivery of possession of the flats of the 1st party along with Occupancy Certificate from concerned authority, all taxes or charges or fees viz. GST, Capital Gains Tax, Income Tax, Holding Tax or any other tax, if any whether levied or to be levied in future by the Govt. or Statutory authority concerned, on the owner's share, the same shall be borne and paid by 1st party/owner.

All disputes between the parties hereto shall be settled within the jurisdiction of Bhubaneswar only.



KHUSHI REALCON PVT. LTD.
By Deep Thakur
Director

Aditya Patra

SCHEDULE OF PROPERTY

Dist: Khurda, Tahasil - Bhubaneswar P.S.- Saheed Nagar, Mouza - Gobindaprasad (Bhubaneswar Sahar Unit No. 32) under the Jurisdiction of District Sub Registrar Khurda at Bhubaneswar, Khata No. 1057/2559 (One Thousand and Fifty Seven Over Two Thousand Five hundred and Fifty Nine), Plot No - 622 (Six Hundred and Twenty Two) area Ac 0.322 decimals (Three Hundred and Twenty Two Decimals) total area of One Khata One Plot area Ac 0.322 decimals (Three Hundred and Twenty Two Decimals) Kisam - Gharabari.

IN WITNESSES WHEREOF, the parties to this agreement have put their seal and signatures, on this 1st day of February 2022 in presence of the following witnesses:

WITNESSES:

1. Vishal Jain
C-203, LTB Anshul Apts
Canal Road, Bhubaneswar
BBSR-06, Odisha
2. Kanchan Meher
Sanya Vihar
BBSR-10.

✓ Aditya Patra

Signature of the First Party
(Owner)

KHUSHI REALCON PVT. LTD.
Sandeep Thakur
Director

Signature of the Second Party
(Builder/ Developer)

0402-2022
DUSASAN SAMANTARAY
NOTARY, GOVT. OF ODISHA
BHUBANESWAR, ODISHA
REGD. NO. - 88/2012
MOB-9439143015



NOTARISED

भारतीय गैर न्यायिक

पचास
रुपये

भारत

FIFTY
RUPEES

Rs.50

सत्यमेव जयते

INDIA
NON JUDICIAL

DUSASAN SAMANTARAY
NOTARY, GOVT. OF ODISHA
BHUBANESWAR, ODISHA
REGD.NO.-88/2012
MOB-C:39143015

ଓଡ଼ିଶା ओडिशा ODISHA



Gadeep Thakur



KHUSHREALCON PVT. LTD.
Gadeep Thakur
Director

THIS DEED OF ALLOTMENT AGREEMENT MADE ON THIS 2nd day of February 2022

BETWEEN

Smt. Sanjeeta Pattnaik (PAN NO – AEAPP9822K, AADHAAR No. - 636583866157) aged about 67 years W/o Sri Surendra Nath Pattnaik, by Caste- Karan and by Profession- Business, Resident of Flat No. 105, 1st Floor, Sudarsan Tower, Saheed Nagar, P.S.- Saheed Nagar, Bhubaneswar, PIN –751007, Dist-Khorda, Odisha, represented through her registered Power of Attorney Holder vide Document No. 41081808282 dated 28-07-

Sanjeeta Pattnaik her
Represented through her
Power of Attorney Holder
Mr. Surendra Nath Pattnaik



2018, Sl. No. 1081808587 executed at Sub-Registrar, Bhubaneswar, Sri Surendra Nath Pattnaik (PAN NO – ADAPP6467B, AADHAAR No. - 753147567950) aged about 71 years S/o Late Ram Chandra Pattnaik, by Caste- Karan and by Profession–Business, Resident of Flat No. 105, 1st Floor, Sudersan Tower, Saheed Nagar, P.S.-Saheed Nagar, Bhubaneswar, PIN – 751007, Dist-Khorda, Odisha (hereinafter referred to as the “LANDOWNER” which expression shall unless it be excluded by or repugnant to the subject or context shall include her legal heirs, successors, representatives and other assigns) of the FIRST PART. In the event of any unfortunate incident happening to Smt. Sanjeeta Pattnaik, then each of her legal heirs to get 1/3rd equal shares of the uncashed cheques from the builder / developer.

1. Sri Surendra Nath Pattnaik(PAN NO – ADAPP6467B, AADHAAR No. - 753147567950) aged about 71 years, S/o Late Ram Chandra Pattnaik, Resident of Flat No. 105, 1st Floor, Sudarsan Tower, Saheed Nagar, P.S. – Saheed Nagar, Bhubaneswar – 751007, Distt: Khordha, Odisha
2. Sri Prakash Pattnaik (PAN No. – AJVPP9019N, AADHAAR No. – xxxxxxxxxxxxxx) aged about 47 years, S/o Sri Surendra Nath Pattnaik, Resident of Flat No. 105, 1st Floor, Sudarsan Tower, Saheed Nagar, P.S. – Saheed Nagar, Bhubaneswar – 751007, Distt: Khordha, Odisha
3. Sri Manas Pattnaik (PAN No. AGIPP2703P, AADHAAR No. – 216226441286) aged about 43 years, S/o Sri Surendra Nath Pattnaik, Resident of Flat No. 105, 1st Floor, Sudarsan Tower, Saheed Nagar, P.S. – Saheed Nagar, Bhubaneswar – 751007, Distt: Khordha, Odisha

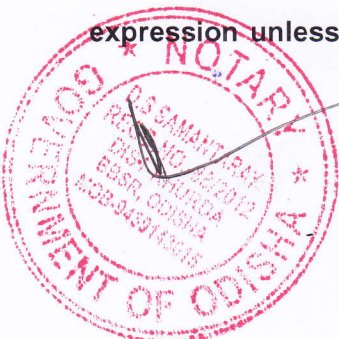
AND

M/S KHUSHI REALCON PRIVATE LTD. a private limited company (CIN-U45201OR2012PTC015524, PAN No. – AAECK8235G) having its registered office at S-2/A-42,43,44, Mancheswar Industrial Estate, Bhubaneswar, PIN – 751010, P.S. Mancheswar, Dist. Khurda (Odisha) represented by its director (by virtue of a resolution dated 06.12.2019) SRI PRADEEP THACKER (DIN-01886198, PAN NO. – AAKPT7887L, AADHAR NO. 644810156080) aged about 55 years, Residing at Plot No.9/C, Jaydurga Nagar, Bomikhal, Bhubaneswar-751006, S/o Late Mani Lal Thacker, By Caste-Bania, by profession – Business, (hereinafter referred to as the “Builder/Developer” which expression unless excluded by or repugnant to the subject or context shall include its

KHUSHIREALCON PVT. LTD.

Pradeep Thacker
Director

Sanjeeta Pattnaik
Represented through her
Power of Attorney Holder
Mr. Surendra Nath Pattnaik



Directors, successors in business, executors, administrators, representatives and other assignees) of the **SECOND PART**.

Whereas the property mentioned in the scheduled below Dist: Khurda, Tahasil – Bhubaneswar P.S.- Laxmisagar, Mouza – Gobindaprasad (Bhubaneswar Sahar Unit No. 32) under the Jurisdiction of District Sub Registrar Khurda at Bhubaneswar, Khata No. 1057/1256(One Thousand and Fifty Seven Over One Thousand Two hundred and Fifty Six), Plot No – 710/3435(Seven Hundred and Ten over Three Thousand Four Hundred and Thirty Five) area Ac 0.079 decimals (Seventy Nine Decimals) and Plot No – 622/2468/3436 (Six Hundred and Twenty Two over Two thousand Four hundred and Sixty Eight over Three Thousand Four Hundred and Thirty Six) area Ac 0.007 decimals (Seven Decimals) Khata No. 1057/2154 (One Thousand and Fifty Seven Over Two Thousand One Hundred and Fifty Four), Plot No. 710/4280 (Seven Hundred and Ten over Four Thousand Two Hundred and Eighty), Area – Ac. 0.007 (Seven Decimals) and Plot No. 622/2468/4281 (Six Hundred and Twenty Two over Two thousand Four hundred and Sixty Eight over Four Thousand Two Hundred and Eighty One) area Ac 0.002 decimals (Two Decimals) total Two Khatas Four Plots Total Area Ac 0.095 decimals (Ninety Five decimals) Kisam – Gharabari.

KHUSHI REALCON PVT. LTD.

Deep Thacker
Director

AND whereas the “Builder/Developer” having wide experience and expertise in building/developing such apartment/ commercial complex in Bhubaneswar city and elsewhere, negotiated with the land owner to promote and develop a Commercial / Apartment Complex on the scheduled land entirely at the cost of the Builder/developer subject to the terms and conditions set forth hereinafter in this covenant.

AND WHEREAS, after detailed discussion an agreement no. 448 was made on dtd 04-03-2020 between the first party member and the second party and accordingly the first party member gave a registered power of attorney vide no 11081914033/2019 dtd 18-12-2019.

AND WHEREAS, the second Party accordingly applied to BMC and obtain an approval on the amalgamated land of Ac. 0.592 Dec vide letter no 2651/2022 dtd 15-01-2022. Both the Parties to this agreement agree and confirm that, the plan for construction has been finalized taking into account the prevailing norms of BMC, Fire Clearance as well as the mutual needs and final discussions amongst the parties to this agreement.

Sanjeev Pattnaik
Represented through his
Power of Attorney Holder
Mr. Surendra Nath Pattnaik



AND WHEREAS, it was agreed in the agreement no. 448 dtd 04-03-2020 that upon approval from BMC an allotment agreement will be made wherein it will be explicitly mentioned the allotment to each party to the agreement.

AND WHEREAS, the developer shall construct the building in compliance to the clauses stated in development agreement and shall not act beyond the authority given in the power of attorney. If the developer acted beyond authority or in violation of any terms and condition of contract the same shall not be binding on the 1st party.

AND WHEREAS, as per the development agreement no. 448 between both the parties dated 04-03-2020, the 1st party is allotted her share of allotment along with its common areas and undivided share of land per below details:

Flat / Shop No.	Floor	Carpet Area (in SQM)	Balcony Area (in SQM)	Excl. Terrace	Parking
72 – 3.5BHK	Seventh	146.45	12.26	0.00	12.50
74 – 4.5BHK	Seventh	169.73	14.63	0.00	12.50

In addition to the above allotted share in the proposed building the 2nd party will pay the 1st party a sum of Rs. 1,68,75,000/- (One Crore Sixty Eight Lakh and Seventy Five Thousand only) as per below:

- (i) Ch. No. 559866 drawn on State Bank of India, IIC Chandaka Branch, Bhubaneswar - 10 dated 01-03-2024 for Rs. 50,62,500/- (Rupees Fifty Lakh Sixty Two Thousand and Five Hundred only) (Rs. 56,25,000/- less TDS @ 10%(Rs. 5,62,500/-) = Rs. 50,62,500/-.
- (ii) Ch. No. 559867 drawn on State Bank of India, IIC Chandaka Branch, Bhubaneswar - 10 dated 01-05-2024 for Rs. 50,62,500/- (Rupees Fifty Lakh Sixty Two Thousand and Five Hundred only) (Rs. 56,25,000/- less TDS @ 10%(Rs. 5,62,500/-) = Rs. 50,62,500/-.
- (iii) Ch. No. 559868 drawn on State Bank of India, IIC Chandaka Branch, Bhubaneswar - 10 dated 01-07-2024 for Rs. 50,62,500/- (Rupees Fifty Lakh Sixty Two Thousand and Five Hundred only) (Rs. 56,25,000/- less TDS @ 10%(Rs. 5,62,500/-) = Rs. 50,62,500/-.

AND WHEREAS, the builder / developer of the 2nd has been allotted the units along with its common areas and undivided share of land as per below:



KHUSHI REALCON PVT. LTD.
Sangeeta Pattnaik
Director

Sangeeta Pattnaik
Represented through her
Power of Attorney Holder
Mr. Surendra Nath Pattnaik
Sr. Pattnaik

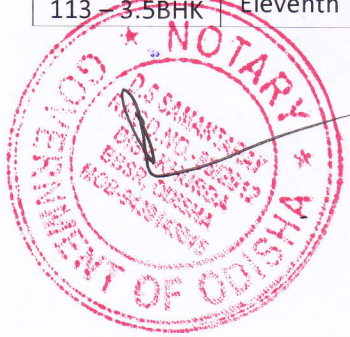
DUSASAN SAMANTARAY
NOTARY, GOVT. OF ODISHA
BHUBANESWAR, ODISHA
REGD. NO. - 88/2012
MOB-9439143015

Flat / Shop No.	Floor	Carpet Area (in SQM)	Balcony Area (in SQM)	Excl. Terrace	Parking
Anchor Shop - 1	Ground	170.35	0.00	0.00	12.50
Café	Ground	57.63	0.00	0.00	12.50
14 - 4.5BHK	First	169.73	14.63	0.00	12.50
12 - 3.5BHK	First	146.45	12.26	47.72	12.50
13 - 3.5BHK	First	141.60	12.37	0.00	12.50
21 - 4.5BHK	Second	175.33	14.40	0.00	12.50
22 - 3.5BHK	Second	146.45	12.26	0.00	12.50
23 - 3.5BHK	Second	141.60	12.37	0.00	12.50
24 - 4.5BHK	Second	169.73	14.63	0.00	12.50
51 - 4.5BHK	Fifth	175.33	14.40	0.00	12.50
52 - 3.5BHK	Fifth	146.45	12.26	0.00	12.50
53 - 3.5BHK	Fifth	141.60	12.37	0.00	12.50
54 - 4.5BHK	Fifth	169.73	14.63	0.00	12.50
41 - 4.5BHK	Fourth	175.33	14.40	0.00	12.50
42 - 3.5BHK	Fourth	146.45	12.26	0.00	12.50
43 - 3.5BHK	Fourth	141.60	12.37	0.00	12.50
44 - 4.5BHK	Fourth	169.73	14.63	0.00	12.50
61 - 4.5BHK	Sixth	175.33	14.40	0.00	12.50
62 - 3.5BHK	Sixth	146.45	12.26	0.00	12.50
63 - 3.5BHK	Sixth	141.60	12.37	0.00	12.50
64 - 4.5BHK	Sixth	169.73	14.63	0.00	12.50
91 - 4.5BHK	Ninth	175.33	14.40	0.00	12.50
92 - 3.5BHK	Ninth	146.45	12.26	0.00	12.50
93 - 3.5BHK	Ninth	141.60	12.37	0.00	12.50
94 - 4.5BHK	Ninth	169.73	14.63	0.00	12.50
101 - 4.5BHK	Tenth	175.33	14.40	0.00	12.50
102 - 3.5BHK	Tenth	146.45	12.26	0.00	12.50
103 - 3.5BHK	Tenth	141.60	12.37	0.00	12.50
104 - 4.5BHK	Tenth	169.73	14.63	0.00	12.50
112 - 3.5BHK	Eleventh	146.45	12.26	0.00	12.50
113 - 3.5BHK	Eleventh	141.60	12.37	0.00	12.50

KHUSHI REALCON PVT. LTD.

Deepak Thakur
Director

Sanjay Pattnaik
 Represented through her
 Power of Attorney Holder
 Mr. Surendra Nath Pattnaik
S. Pattnaik



114 – 4.5BHK	Eleventh	169.73	14.63	0.00	12.50
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AND WHEREAS, as per the development agreement no. 448 between both the parties dated 04-03-2020, the construction of the proposed residential cum commercial building has been agreed to be completed within 48(Forty Eight) calendar months from the date of Registration with ORERA.

The builder does hereby undertake to construct the building as per the specification mentioned below and the same is agreed by the 1st party:

Providing

1. Noise Canceling UPVC Window with mosquito mess
2. Balcony Plaster & SS Railing with Glass
3. Main Door – Flush Door 8'x 4' with lock & tower bolt
4. Electrical Conduit only at ceiling
5. Bathroom – Waterproofing, False Ceiling, In-let Out-let Piping & Plaster
6. Sliding Door for Balcony
7. Provision for Water outlet of AC

Not Providing

1. Any Door inside flat
2. No CP & Sanitary Fittings
3. No flooring
4. No electrical conduit on walls only from ceiling
5. No kitchen Platform & sink
6. No Paints on any wall or ceiling
7. No Internal walls & plaster

The 1st party will pay the GST, Stack Parking Charges, electricity connection charges, corpus fund deposit and maintenance charges towards the flats allotted to it, if retained and will not pay if the same is surrendered for sale to the 2nd party.



KHUSHI REALCON PVT. LTD.

Pradyumn Thakur
Director

Sanjeeta Pattanaik
Represented through her
Power of Attorney holder
Ms. Suvendra Nath Pattanaik
S. Pattanaik

At the time of delivery of possession of the flats of the 1st party, all taxes or charges or fees viz. GST, Holding Tax or any other indirect tax, if any whether levied or to be levied in future by the Govt. or Statutory authority concerned, on the owner's share, the same shall be borne and paid by 1st party/owner, if the allotted flats are retained by the 1st party, however Capital Gains Tax, Income tax will be paid by the 1st party to the concerned authority irrespective of allotment retained or not, excluding GST. All taxes or charges or fees viz. GST, Holding Tax or any other indirect and direct tax viz. Capital Gain Tax, Income Tax etc. for Developer's / 2nd party share will be borne by the developer / 2nd party.

All disputes between the parties hereto shall be settled within the jurisdiction of Bhubaneswar only.

KHUSHI REALCON PVT. LTD.

Deep Thakur
Director

SCHEDULE OF PROPERTY

Dist: Khurda, Tahasil – Bhubaneswar P.S.- Laxmisagar, Mouza – Gobindaprasad (Bhubaneswar Sahar Unit No. 32) under the Jurisdiction of District Sub Registrar Khurda at Bhubaneswar, Khata No. 1057/1256(One Thousand and Fifty Seven Over One Thousand Two hundred and Fifty Six), Plot No – 710/3435(Seven Hundred and Ten over Three Thousand Four Hundred and Thirty Five) area Ac 0.079 decimals (Seventy Nine Decimals) and Plot No – 622/2468/3436 (Six Hundred and Twenty Two over Two thousand Four hundred and Sixty Eight over Three Thousand Four Hundred and Thirty Six) area Ac 0.007 decimals (Seven Decimals), Khata No. 1057/2154 (One Thousand and Fifty Seven Over Two Thousand One Hundred and Fifty Four), Plot No. 710/4280 (Seven Hundred and Ten over Four Thousand Two Hundred and Eighty), Area – Ac. 0.007 (Seven Decimals) and Plot No. 622/2468/4281 (Six Hundred and Twenty Two over Two thousand Four hundred and Sixty Eight over Four Thousand Two Hundred and Eighty One) area Ac 0.002 decimals (Two Decimals) total Two Khatas Four Plots Total Area Ac 0.095 decimals (Ninety Five decimals) Kisam – Gharabari.

*Sameeta Pattnaik
represented through her
power of Attorney holder
Mrs. Surendra Nath Pattnaik
Pattnaik*



DUSASAN SAMANTARAY
NOTARY, GOVT. OF ODISHA
BHUBANESWAR, ODISHA
REGD.NO.-88/2012
MOB-9439143015

IN WITNESSES WHEREOF, the parties to this agreement have put their seal and signatures, on this 2nd Day of February 2022 in presence of the following witnesses:

WITNESSES:

1. Vikash
V. Kash Jain
C-203, LTB Ashik Apt
Canal Road, Durgada
BDR-06, Odisha

2.

Prakash Chandra Mahapatra
Pathar bantua behera shai
Banibihar
bhubaneswar 751007

Sanjeeta Pattnaik
Represented through her
Power of Attorney Holder
Mrs. Surendra Nath Pattnaik
Sr. Pattnaik

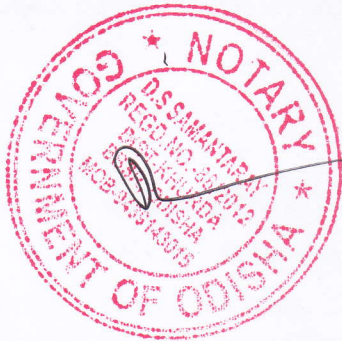
Signature of the First Party
(Owner)

KHUSHI REALCON PVT. LTD.
Pradeep Thacker
Director

Signature of the Second Party
(Builder/ Developer)

04-02-2022

DUSASAN SAMANTARAY
NOTARY, GOVT. OF ODISHA
BHUBANESWAR, ODISHA
REGD.NO.-88/2012
MOB-9439143015



NOTARISED

भारतीय गैर न्यायिक

पचास
रुपये

भारत

FIFTY
RUPEES

Rs.50

INDIA
NON JUDICIAL



ଓଡ଼ିଶା ओडिशा ODISHA

09-02-2022 G 779588



DUSASAN SAMANTARAY
NOTARY, GOVT. OF ODISHA
BHUBANESWAR, ODISHA
REGD. NO. - 38/2012
MOB - 9439143015



Surendra Nath Pattnaik

Dusasan Samantaray

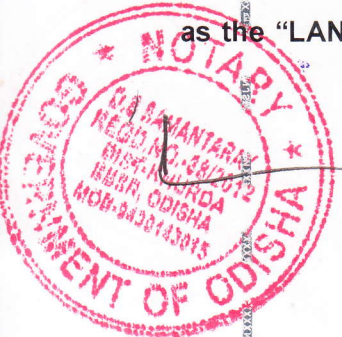
KHUSHREALCON PVT. LTD.
Deepak Thacker
Director

THIS DEED OF ALLOTMENT AGREEMENT MADE ON THIS 2nd Day of February 2022

BETWEEN

Sri Surendra Nath Pattnaik (PAN NO – ADAPP6467B, AADHAAR No. - 753147567950) aged about 71 years S/o Late Ram Chandra Pattnaik, by Caste- Karan and by Profession- Business, Resident of Flat No. 105, 1st Floor, Sudersan Tower, Saheed Nagar, P.S.- Saheed Nagar, Bhubaneswar, PIN – 751007, Dist-Khorda, Odisha(hereinafter referred to as the "LANDOWNER" which expression shall unless it be excluded by or repugnant to

Surendra Nath Pattnaik



the subject or context shall include his legal heirs, successors, representatives and other assigns) of the FIRST PART. MOB – 9437306376. In the event of any unfortunate incident happening to Sri Surendra Nath Pattnaik, then each of his legal heirs to get 1/3rd equal shares of the uncashed cheques from the builder / developer.

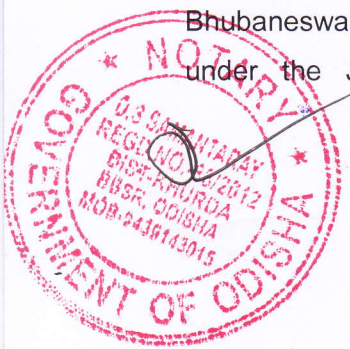
1. Smt. Sanjeeta Pattnaik(PAN No. – AEAPP9822K, AADHAAR No. – 636583866157) aged about 67 years, W/o Sri Surendra Nath Pattnaik, Resident of Flat No. 105, 1st Floor, Sudarsan Tower, Saheed Nagar, P.S. – Saheed Nagar, Bhubaneswar – 751007, Distt: Khordha, Odisha
2. Sri Prakash Pattnaik (PAN No. – AJVPP9019N, AADHAAR No. – xxxxxxxxxxxx) aged about 47 years, S/o Sri Surendra Nath Pattnaik, Resident of Flat No. 105, 1st Floor, Sudarsan Tower, Saheed Nagar, P.S. – Saheed Nagar, Bhubaneswar – 751007, Distt: Khordha, Odisha
3. Sri Manas Pattnaik (PAN No. AGIPP2703P, AADHAAR No. – 216226441286) aged about 43 years, S/o Sri Surendra Nath Pattnaik, Resident of Flat No. 105, 1st Floor, Sudarsan Tower, Saheed Nagar, P.S. – Saheed Nagar, Bhubaneswar – 751007, Distt: Khordha, Odisha

AND

M/S KHUSHI REALCON PRIVATE LTD. a private limited company (CIN-U45201OR2012PTC015524, PAN No. – AAECK8235G) having its registered office at S-2/A-42,43,44, Mancheswar Industrial Estate, Bhubaneswar, PIN – 751010, P.S. Mancheswar, Dist. Khurda (Odisha) represented by its director (by virtue of a resolution dated 06.12.2019) SRI PRADEEP THACKER (DIN-01886198, PAN NO. – AAKPT7887L, AADHAR NO. 644810156080) aged about 55 years, Residing at Plot No.9/C, Jaydurga Nagar, Bomikhal, Bhubaneswar-751006, S/o Late Mani Lal Thacker, By Caste-Bania, by profession – Business, (hereinafter referred to as the “Builder/Developer” which expression unless excluded by or repugnant to the subject or context shall include its Directors, successors in business, executors, administrators, representatives and other assignees) of the SECOND PART.

Whereas the property mentioned in the scheduled below Dist: Khorda, Tahasil – Bhubaneswar P.S.- Laxmisagar, Mouza – Gobindaprasad(Bhubaneswar Sahar Unit No. 32) under the Jurisdiction of District Sub Registrar Khorda at Bhubaneswar, Khata No.

KHUSHI REALCON PVT. LTD.
Sri Prakash Thacker
Director
Sri Surendra Nath Pattnaik



DUSASAN SAMANTARAY
NOTARY, GOVT. OF ODISHA
BHUBANESWAR, ODISHA
REGD. NO. - 38/2012
MOB-9439143015

1057/1257(One Thousand and Fifty Seven Over One Thousand Two hundred and Fifty Seven), Plot No – 710(Seven Hundred and Ten) area Ac 0.064 decimals (Sixty Four Decimals) and Plot No – 622/2468 (Six Hundred and Twenty Two over Two thousand Four hundred and Sixty Eight) area Ac 0.111 decimals (One Hundred and Eleven Decimals), total One Khata Two Plots Total Area Ac 0.175 decimals (One Hundred and Seventy Five decimals) Kisan – Gharabari.

AND whereas the “Builder/Developer” having wide experience and expertise in building/developing such apartment/ commercial complex in Bhubaneswar city and elsewhere, negotiated with the land owner to promote and develop a Commercial / Apartment Complex on the scheduled land entirely at the cost of the Builder/developer subject to the terms and conditions set forth hereinafter in this covenant.

AND WHEREAS, after detailed discussion an agreement no. 447 was made on dtd 04-03-2020 between the first party member and the second party and accordingly the first party member gave a registered power of attorney vide no 11081914032/2019 dtd 18-12-2019.

AND WHEREAS, the second Party accordingly applied to BMC and obtain an approval on the amalgamated land of Ac. 0.592 Dec vide letter no 2651/2022 dtd 15-01-2022. Both the Parties to this agreement agree and confirm that, the plan for construction has been finalized taking into account the prevailing norms of BMC, Fire Clearance as well as the mutual needs and final discussions amongst the parties to this agreement.

AND WHEREAS, it was agreed in the agreement no. 447 dtd 04-03-2020 that upon approval from BMC an allotment agreement will be made wherein it will be explicitly mentioned the allotment to each party to the agreement.

AND WHEREAS, the developer shall construct the building in compliance to the clauses stated in development agreement and shall not act beyond the authority given in the power of attorney. If the developer acted beyond authority or in violation of any terms and condition of contract the same shall not be binding on the 1st party.

AND WHEREAS, as per the development agreement no. 447 between both the parties dated 04-03-2020, the 1st party is allotted his share of allotment along with its common areas and undivided share of land per below details:



KHUSHI REALCON PVT. LTD.
Ajay Thakur
Director

Surendra Nath Pattnaik

Flat / Shop No.	Floor	Carpet Area (in SQM)	Balcony Area (in SQM)	Excl. Terrace	Parking
71 - 4.5BHK	Seventh	175.33	14.40	0.00	12.50
73 - 3.5BHK	Seventh	141.60	12.37	0.00	12.50

In addition to the above allotted share in the proposed building the 2nd party will pay the 1st party, a sum of Rs. 1,68,75,000/- (One Crore Sixty Eight Lakh and Seventy Five Thousand only) as per below:

- (i) Ch. No. 559856 drawn on State Bank of India, IIC Chandaka Branch, Bhubaneswar - 10 dated 01-03-2024 for Rs. 50,62,500/- (Rupees Fifty Lakh Sixty Two Thousand and Five Hundred only) (Rs. 56,25,000/- less TDS @ 10%(Rs. 5,62,500/-) = Rs. 50,62,500/-.
- (ii) Ch. No. 559857 drawn on State Bank of India, IIC Chandaka Branch, Bhubaneswar - 10 dated 01-05-2024 for Rs. 50,62,500/- (Rupees Fifty Lakh Sixty Two Thousand and Five Hundred only) (Rs. 56,25,000/- less TDS @ 10%(Rs. 5,62,500/-) = Rs. 50,62,500/-.
- (iii) Ch. No. 559858 drawn on State Bank of India, IIC Chandaka Branch, Bhubaneswar - 10 dated 01-07-2024 for Rs. 50,62,500/- (Rupees Fifty Lakh Sixty Two Thousand and Five Hundred only) (Rs. 56,25,000/- less TDS @ 10%(Rs. 5,62,500/-) = Rs. 50,62,500/-.

AND WHEREAS, the builder / developer of the 2nd has been allotted the units along with it's common areas and undivided share of land as per below:

Flat / Shop No.	Floor	Carpet Area (in SQM)	Balcony Area (in SQM)	Excl. Terrace	Parking
Anchor Shop - 1	Ground	170.35	0.00	0.00	12.50
Café	Ground	57.63	0.00	0.00	12.50
14 - 4.5BHK	First	169.73	14.63	0.00	12.50
12 - 3.5BHK	First	146.45	12.26	47.72	12.50
13 - 3.5BHK	First	141.60	12.37	0.00	12.50
21 - 4.5BHK	Second	175.33	14.40	0.00	12.50
22 - 3.5BHK	Second	146.45	12.26	0.00	12.50
23 - 3.5BHK	Second	141.60	12.37	0.00	12.50
24 - 4.5BHK	Second	169.73	14.63	0.00	12.50
51 - 4.5BHK	Fifth	175.33	14.40	0.00	12.50
52 - 3.5BHK	Fifth	146.45	12.26	0.00	12.50

KHUSHI REALCON PVT. LTD.

Jaideep Thakur
Director

Surendra Nath Pattnaik



53 - 3.5BHK	Fifth	141.60	12.37	0.00	12.50
54 - 4.5BHK	Fifth	169.73	14.63	0.00	12.50
41 - 4.5BHK	Fourth	175.33	14.40	0.00	12.50
42 - 3.5BHK	Fourth	146.45	12.26	0.00	12.50
43 - 3.5BHK	Fourth	141.60	12.37	0.00	12.50
44 - 4.5BHK	Fourth	169.73	14.63	0.00	12.50
61 - 4.5BHK	Sixth	175.33	14.40	0.00	12.50
62 - 3.5BHK	Sixth	146.45	12.26	0.00	12.50
63 - 3.5BHK	Sixth	141.60	12.37	0.00	12.50
64 - 4.5BHK	Sixth	169.73	14.63	0.00	12.50
91 - 4.5BHK	Ninth	175.33	14.40	0.00	12.50
92 - 3.5BHK	Ninth	146.45	12.26	0.00	12.50
93 - 3.5BHK	Ninth	141.60	12.37	0.00	12.50
94 - 4.5BHK	Ninth	169.73	14.63	0.00	12.50
101 - 4.5BHK	Tenth	175.33	14.40	0.00	12.50
102 - 3.5BHK	Tenth	146.45	12.26	0.00	12.50
103 - 3.5BHK	Tenth	141.60	12.37	0.00	12.50
104 - 4.5BHK	Tenth	169.73	14.63	0.00	12.50
112 - 3.5BHK	Eleventh	146.45	12.26	0.00	12.50
113 - 3.5BHK	Eleventh	141.60	12.37	0.00	12.50
114 - 4.5BHK	Eleventh	169.73	14.63	0.00	12.50

AND WHEREAS, as per the development agreement no. 447 between both the parties dated 04-03-2020, the construction of the proposed residential cum commercial building has been agreed to be completed within 48(Forty Eight) calendar months from the date of Registration with ORERA.

The builder does hereby undertake to construct the building as per the specification mentioned below and the same is agreed by the 1st party:

Providing

1. Noise Canceling UPVC Window with mosquito mess
2. Balcony Plaster & SS Railing with Glass



Khushi Realcon Pvt. Ltd.
Suresh Thakur
Director
Suresh Thakur
Naita Pathraik

3. Main Door – Flush Door 8'x 4' with lock & tower bolt
4. Electrical Conduit only at ceiling
5. Bathroom – Waterproofing, False Ceiling, In-let Out-let Piping & Plaster
6. Sliding Door for Balcony
7. Provision for Water outlet of AC

Not Providing

1. Any Door inside flat
2. No CP & Sanitary Fittings
3. No flooring
4. No electrical conduit on walls only from ceiling
5. No kitchen Platform & sink
6. No Paints on any wall or ceiling
7. No internal walls & plaster

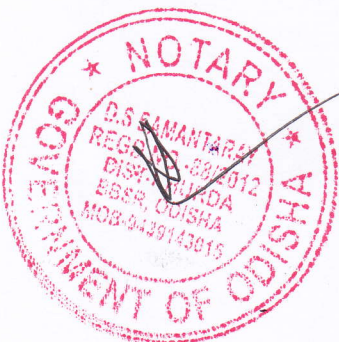
The 1st party will pay the GST, Stack Parking Charges, electricity connection charges, corpus fund deposit and maintenance charges towards the flats allotted to it, if retained and will not pay if the same is surrendered for sale to the 2nd party.

At the time of delivery of possession of the flats of the 1st party, all taxes or charges or fees viz. GST, Holding Tax or any other indirect tax, if any whether levied or to be levied in future by the Govt. or Statutory authority concerned, on the owner's share, the same shall be borne and paid by 1st party/owner, if the allotted flats are retained by the 1st party, however Capital Gains Tax, Income tax will be paid by the 1st party to the concerned authority irrespective of allotment retained or not, excluding GST. All taxes or charges or fees viz. GST, Holding Tax or any other indirect and direct tax viz. Capital Gain Tax, Income Tax etc. for Developer's / 2nd party share will be borne by the developer / 2nd party

All disputes between the parties hereto shall be settled within the jurisdiction of Bhubaneswar only.

KHUSHI REALCON PVT. LTD.
Indeep Thakker
Director

Surendra Natta Pattanik



DUSASAN SAMANTARAY
NOTARY, GOVT. OF ODISHA
BHUBANESWAR, ODISHA
REGD.NO.-88/2012
MOB-9439143015

SCHEDULE OF PROPERTY

Dist: Khorda, Tahasil – Bhubaneswar P.S.- Laxmisagar, Mouza – Gobindaprasad (Bhubaneswar Sahar Unit No. 32) under the Jurisdiction of District Sub Registrar Khorda at Bhūbaneswar, Khata No. 1057/1257(One Thousand and Fifty Seven Over One Thousand Two hundred and Fifty Seven), Plot No – 710(Seven Hundred and Ten) area Ac 0.064 decimals (Sixty Four Decimals) and Plot No – 622/2468 (Six Hundred and Twenty Two over Two thousand Four hundred and Sixty Eight) area Ac 0.111 decimals (One Hundred and Eleven Decimals), total One Khata Two Plots Total Area Ac 0.175 decimals (One Hundred and Seventy Five decimals) Kisam – Gharabari.

IN WITNESSES WHEREOF, the parties to this agreement have put their seal and signatures, on this 2nd Day of February 2022 in presence of the following witnesses:

WITNESSES:

1. Vahan
Vahan Jain
C-203, LTB Ashish Apt.
Canal Road, Shampada
BBSR-06, Odisha

2.

Prakesh chandra maharana
Pathar bandha behera Shai
Banibihar
bhubaneswar 751007

Surendra Nath Pattnaik

Signature of the First Party
(Owner)

KHUSH REALCON PVT. LTD.
Radheep Thacker
Director

Signature of the Second Party
(Builder/ Developer)

04-02-2022

DUSASAN SAMANTARAY
NOTARY, GOVT. OF ODISHA
BHUBANESWAR, ODISHA
REGD.NO.-88/2012
MOB-9439143015

