

30 JUN 2022

NOTARISED



ଓଡ଼ିଶା ओडिशा ODISHA

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

AGREEMENT OF SHARING



This agreement of sharing is made on 30/6/2022 day of June 2022

BETWEEN

We (1) Sri. Binoy Kumar Nanda, aged about 66 years, S/o Late Lingaraj Nanda, by caste: Brahmin, By Profession: Business, resident of Savitri Sadan, Rameswar Patna, P.O: Old Town, P.S: Shree Lingaraj, Dist: Khurda, Bhubaneswar-751002, Odisha(2) Smt. Sayanha Swati, aged about 64 years, D/o: Late Lingaraj Nanda, W/o: Sri Satyabrata Patra, By Caste : Brahmin, By Profession: Business, resident of Plot No: 56/A, Sahara Campus, Near Forensic Lab, Rasulgarh Chhachh, Mancheswar Industrial State, Dist: Khurda, Bhubaneswar-751010, Odisha (3) Smt. Dipti Kar, aged about 63 years. D/o: Late Lingaraj Nanda, W/o: Sri Rudra Narayan Kar, Caste: Brahmin, By Profession: Housewife, resident

Binoy Kumar Nanda
 Sayanha Swati
 (3) Dipti Kar
 30/6/2022
 Binoy Kumar Nanda
 (4) Binoy Kumar Nanda
 (5) Binoy Nanda
 (6) Nivedita Nanda
 For ARCHID BUILDERS PVT. LTD.
 Binoy Kumar Nanda
 Managing Director

w1 - Anshuman Behara
 w2 - Rajib Kumar Swain

of 1701,Marathon Nextgen-1, Ganpat Kadam Marg, Lower Parel, Mumbai-400013, (4) **Smt. Jotirmayee Nanda** aged about 61 years, D/o: Late Lingaraj Nanda, W/o: Sri. Jimut Baran Patnaik, Caste: Brahmin, By Profession: Service, resident of Plot No: 473, Nageswartangi, P.O: 751002, Odisha, (5) **Sri. Sovan Nanda**, aged about 41 years, S/o Late Bijay Kumar Nanda; by Caste: Brahmin, By Profession: Business, resident of Savitri Nandan, Rameswar Patna, P.O.: Old Town, P.S: Shree Lingaraj, Dist: Khurda, Bhubaneswar-751002, Odisha(6) **Smt.Nivedita Nanda**, aged about 62 years, W/o Late Bijay Kumar Nanda, by Caste: Brahmin, By Profession: Business, resident of Savitri Nandan, Rameswar Patna, P.O.: Old Town, P.S: Shree Lingaraj, Dist: Khurda, Bhubaneswar-751002 (hereinafter called the Executants/Principals which expression shall excluded by repugnant to the context shall mean and include our heirs, successors,assignees and legal representative) here in called the party of the FIRST PARTY/Landowner.

AND

ARCHID BUILDERS PVT LTD duly incorporated under the company's Act 1956 having its registered office at 4th Floor, Archid Central, Plot No-315, District Center, Chandrashekharpur, Bhubaneswar-751016, Dist-Khurda, Odisha, represented by its Managing Director Shri Bandan Mohanty, Aged about 48 years, S/o Late Khitindra Kumar Mohanty, by caste: Karan, by Occupation: Business, resident of Plot No: 899, Jharpada, P.S: Laxmisagar(which expression shall excluded by repugnant to the context shall mean and include his heirs, executors, administrators, assignees and representative) herein after called the Party of the SECOND PARTY/Developers.

WHEREAS as per the Power Of Attorneys executed between the FIRST PARTY & SECOND PARTY having the document no: 1081712547 execution date 11/12/2017 & Development Agreement Dated- 11/12/2017 the first Party Landowner is entitled for a share of 40% and the Second Party Developer 60% of the total B.D.A approved area.



THE DEVELOPMENT AGREEMENT WITNESSES AS BELOW:

The developer is willing to develop a S+5 apartment building consisting of the 40 flats as per approval from BMC over the below mentioned Schedule Of Proper y.

2. The Total number of 2BHK flats-20 Nos & 3BHK Flats-20 Nos

(5) Sovan Nanda
(6) Nivedita Nanda

(1) Dason Kumar Nanda
(2) Sayan Lee Swabi
(3) Dipti Kar
(4) Jyotirmayee Nanda

21 - Anshuman Patnaik
22 - Rajib Kumar Swamy

For ARCHID BUILDERS PVT. LTD.
[Signature]
Managing Director

LANDOWNER'S SHARE

SLNO	FLOOR	TYPE OF FLAT	FLAT NO	CARPET AREA (SQMTR)	PARKIN G NOS	PARKING SIZE (SQMTRS)
1	First Floor	2BHK	101	71.09	101	11.47
2	First Floor	2BHK	102	71.09	102	11.47
3	First Floor	3BHK	106	88.75	106	11.47
4	Second Floor	2BHK	203	71.09	203	11.47
5	Second Floor	2BHK	204	71.09	204	11.47
6	Second Floor	3BHK	207	88.75	207	11.47
7	Third Floor	2BHK	303	71.09	303	11.47
8	Third Floor	3BHK	305	88.75	305	11.47
9	Third Floor	3BHK	306	88.75	306	11.47
10	Fourth Floor	2BHK	402	71.09	402	11.47
11	Fourth Floor	2BHK	404	71.09	404	11.47
12	Fourth Floor	3BHK	407	88.75	407	11.47
13	Fourth Floor	3BHK	408	88.75	408	11.47
14	Fifth Floor	2BHK	502	71.09	502	11.47
15	Fifth Floor	2BHK	503	71.09	503	11.47
16	Fifth Floor	2BHK	504	71.09	504	11.47

(5) Sevan Nanda
 (6) Nivedita Nanda

FOR ARCHID BUILDERS PVT. LTD.
Sanjay Kumar Nanda
 Managing Director

(1) Deep Kumar Nanda
 (2) Sayan ka Swati
 (3) Pipta Kar
 (4) Jyotirmayee Nanda



W1 - Anshuman Patra
 W2 - Rajesh Kumar Das

DEVELOPER'S SHARE

SL NO	FLOOR	TYPE OF FLAT	FLAT NO	CARPET AREA (SQMTR)	PARKING NOS	PARKING SIZE (SQMTRS)
1	First Floor	2BHK	103	71.09	103	11.47
2	First Floor	2BHK	104	71.09	104	11.47
3	First Floor	3BHK	105	88.75	105	11.47
4	First Floor	3BHK	107	88.75	107	11.47
5	First Floor	3BHK	108	88.75	108	11.47
6	Second Floor	2BHK	201	71.09	201	11.47
7	Second Floor	2BHK	202	71.09	202	11.47
8	Second Floor	3BHK	205	88.75	205	11.47
9	Second Floor	3BHK	206	88.75	206	11.47
10	Second Floor	3BHK	208	88.75	208	11.47
11	Third Floor	2BHK	301	71.09	301	11.47
12	Third Floor	2BHK	302	71.09	302	11.47
13	Third Floor	2BHK	304	71.09	304	11.47
14	Third Floor	3BHK	307	88.75	307	11.47
15	Third Floor	3BHK	308	88.75	308	11.47
16	Fourth Floor	2BHK	401	71.09	401	11.47
17	Fourth Floor	2BHK	403	71.09	403	11.47
18	Fourth Floor	3BHK	405	88.75	405	11.47
19	Fourth Floor	3BHK	406	88.75	406	11.47
20	Fifth Floor	2BHK	501	71.09	501	11.47



(5) Savan Nanda
(6) Nivedita Nanda

(1) Pradyuman Nanda
(2) Sa-jankar Swasthi
(3) Dipu Kar
(4) Jyotirmaye Nanda

(1) Ashwin Chait

(2) Rajib Kumar Swain

For ARCHID BUILDERS PVT. LTD.
(Signature)
Managing Director

21	Fifth Floor	3BHK	505	88.75	505	11.47
22	Fifth Floor	3BHK	506	88.75	506	11.47
23	Fifth Floor	3BHK	507	88.75	507	11.47
24	Fifth Floor	3BHK	508	88.75	508	11.47

3. GST on the Landowner's share flats shall be borne by the Landowners which shall be deposited in the GST number of the Developer as per the GST guidelines.
4. Society charges for the Landowners share shall be deposited by the Landowners in the society account of the project.

SCHEDULE OF PROPETIERS

Dist: Khurda, Tahasil: Bhubaneswar, Tahasil No: 176 under jurisdiction of District Sub-Registrar, Bhubaneswar. P.S: Bhubaneswar, Thana No: 69 Mouza: Sundarpada, Khata No: 640 (Six Hundred Fourty) Sthitiban Plot No: 2405, Kissam: Sarada-2, Area: Ac.0.450 decimals (Four Hundred Fourty Five Decimals) corresponding to Khata No: 640 (Six Hundred Fourty) Sthitiban Plot No: 2405/4170, Kissam: Gharabari, Area: Ac0.445 decimals (Four Hundred Fourty Five)

BOUNDED BY:

NORTH: PLOT NO: 2407

SOUTH: PLOT NO: 2404

EAST: PLOT NO: 2422

WEST: ROAD



(5) Sevan Nandla
(6) Nivedita Nandla

(1) Dsoy Kumar Nandi
(2) Sayan Kumar Swati

(3) Dipti Kar

(4) Jyotirmayee Nandla

For ARCHID BUILDERS PVT. LTD.

[Signature]
Managing Director

w1 - Anshuman Patra

w2 - Rajib Kumar Swain

IN WITNESS WHEREOF, the parties to this agreement have put their seal and signatures, on this day, month and year above mentioned in presence of the following witnesses.

WITNESSES:-

1. Anshuman Patra
S/O Sri Kishore Kumar Patra
Plot No: 102, Anand Kalyan
Suryapada, Pataliputra
BBSR-751018

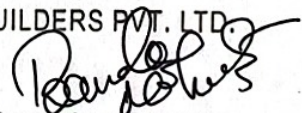
- (1) Dipsy Kumar Nanda
- (2) Sayan Kumar Swati
- (3) Dipti Kar
- (4) Jyotirmayee Nanda
- (5) Saran Nanda
- (6) Nivedita Nanda

✓

Signature of the First Party
(Owners)

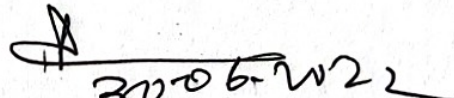
2. Rajib Kumar Swain
S/O - Dinabandhu Swain
Plot No - B 2/4, Kharabala Nagar
Unit - 3, Bhubaneswar
751001

For ARCHID BUILDERS PVT. LTD.


Managing Director

✓

Signature of the Second Party
(Builder/Developer)


30.06.2022



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