

27 OCT 2023

भारतीय गैर न्यायिक

दस
रुपये

₹.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

ଓଡ଼ିଶା ओडिशा ODISHA

JAGYESWARACHARYA
NOTARY GOVT. OF INDIA,
BBSR, DIST- KHURDA, ODISHA
REGD. NO. 77612009
MOB. 8455885397

62AA 647965

SHARE ALLOCATION AGREEMENT

This agreement is made on this the 27th day of **October, 2023** (Two Thousand Twenty Three) at Bhubaneswar.

BY AND BETWEEN

Sri. Ranajit Kumar Harichandan, aged about 43 years, S/o-
Gandharba Harichandan, resident At: Room No: C-31, Gandharba
Bhawan, Srasta Homes, Raghunathpur, Bhubaneswar, Dist: Khurda-
751024, by Caste: Khandayat, By Profession: Business, Aadhar
No: 2965 7111 2374, PAN No: ACPH3069H, Contact No: 94383
21896 (hereinafter called the 1st Party which expression shall
mean and include his heirs, successors, and representatives etc.) of
the **FIRST PARTY/LAND OWNER**.



Page 1 of 3

Ranajit Kumar Harichandan
Evos Buildcon Pvt. Ltd
Kalanga Keshari Patra
Managing Director

S065
11/11/23

EVOS BUREAU, P.LTD.
BHUBANESWAR

DISTRICT TREASURY
KHURDA, BHUBANESWAR
11 APR 2023
ADDL. TREASURY OFFICER

Kalanga kushachi post

C.R. Prusty
C.R. PRUSTY
Stamp Vender
D.S.R. BSR
10-56

NOTARY-GOVT OF INDIA
KHURDA DISTRICT
REGD. NO. 118/2019
MOB. 9830033333

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AND

M/S EVOS BUILDCON PVT. LTD., a company registered under the Company Act, 1956 having its office at M/76, Baramunda Housing Board Colony, Baramunda, P.S.-Bharatpur, Bhubaneswar, Dist.-Khurda-751003, Odisha,, represented through its Managing Director **Sri. Kalinga Keshari Rath**, aged about 38 years, S/o - Late Kailash Chandra Rath, by Caste- Brahmin, by Profession - Business (**PAN - AACCE5477G, Certificate of Incorporation No. - U70101OR2010PTC012674**) by virtue of Regd. IGPA Document No.:11082211223, and Regd. Development Agreement Document No: 11082211222, Dtd.: 13.08.2022 at the office of the District Sub-Registrar, Khurda, at Bhubaneswar (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 Regd. Development Agreement vide Document No: 11082211222, Dtd.: 13.08.2022 and have also executed the **Registered IGPA Document No:11082211223, Dtd.: 13.08.2022** before office of the District Sub-Registrar, Khurda, at Bhubaneswar

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 "**EVOS ALCHEMY**" 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: 02 Nos. of Flat allocated to First Party/Land owner

SL NO	FLAT NO	BLOCK	TOWER	FLOOR	CARPET AREA (IN SQFT)	PARKING NO
1	101	BLOCK-1	TOWER-2	1st	1449	101
2	102	BLOCK-1	TOWER-2	1st	1449	102

Land owner shall pay as per prevailing market rate for an extra area of 110 sq.ft. at the time of hand over of his plot as demanded by the developer.

Ranjit Kumar Hanchandan

Evos Buildcon Pvt. Ltd
Kalinga Keshari Rath
Managing Director



AND WHERE AS, after the execution of this share allocation agreement the 1st party shall not have any claim in any manner and nature from 2nd party over the apartment project mentioned above.

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

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

SCHEDULE OF PROPERTY

District- Khurda, Tahasil: Bhubaneswar, Tahasil No:263, Mouza: Raghunathpur, Police Station: New Capital, Police Station No.14, now under Nandankanan Police Station. **Mutation Khata No: 729/1661, Stithiban Plot No: 2206/4080, area: Ac.0.067 decimal,** Kisam: Gharabari, within the jurisdiction of Bhubaneswar Development Authority (BDA), and District Sub-Registrar (DSR), Khordha at Bhubaneswar

Witness

1. *Pitoy K Patra*
R. B. Chari
at - 780 Smt. ...
120352

Ranoyit Kumar Hanuchandan

FIRST PARTY/LAND OWNER

Evos Buildcon Pvt. Ltd

Kalinga Keshari Patra

Managing Director

SECOND PARTY/DEVELOPER

2. *Jitendra Kumar Jindal*
S/O - Seelanta K. Jindal
at - Balabhadrapur
Chittaur



26 OCT 2023



ଓଡ଼ିଶା ओडिशा ODISHA

JAGNESWAR ACHARYA
 NOTARY, GOVT. OF INDIA
 BBSR, DIST- KHURDA, ODISHA
 REGD. NO. 739/2009
 MOB. 8455885397

60AA 726293

SHARE ALLOCATION AGREEMENT

This agreement is made on this the 26th day of **October, 2023** (Two Thousand Twenty Three) at Bhubaneswar.

BY AND BETWEEN

M/s: KALINGA INSTITUTE OF INDUSTRIAL TECHNOLOGY in short "**KIIT**" (PAN:AAATK3103C) At/Po: Patia, P.S: Chandrasekharpur, Bhubaneswar, Dist.- Khurda-751024, Odisha, represented through its Secretary **Rabindra Nath Dash**, aged about 72 years, S/o: Late Krushna Chandra Dash, residing at : HIG-138, Lumbini Vihar, SailashreeVihar, Bhubaneswar-751021, Odisha, Aadhar No: 2930 2255 1218(hereinafter called the 1st Party which expression shall mean and include her heirs, successors, and representatives etc.) of the **FIRST PARTY/LAND OWNER.**

AND

(Signature)
 Secretary
 Kalinga Institute of Industrial Technology
 Bhubaneswar-751024

(Signature)
 Managing Director
 Evos Buildcon Pvt. Ltd
 Kalinga Kurbati Patia



16854

29/9/2023

29/9/2023

DISTRICT TREASURY
CUTTACKA, BHUBANESWAR
74 SEP 2023
ADDS. TREASURY OFFICER

EVOS Bussines

[Signature]
Bijaya Kumar Behera
S.V., Bhubaneswar

[Signature]

JAGDEWAR ADHARI
NOTARY SOFT OR INDIA
8881 DIST-KHURDA, CUTTACKA 751002
REGD. NO. 13152008
MOB. 848882231

LEASE ALLOCATION AGREEMENT

The agreement is made between the State of Odisha and the Government of Odisha for the purpose of...

[Signature]

Manoj Kumar Das
Kalyan Enterprises
EVOS Bussines



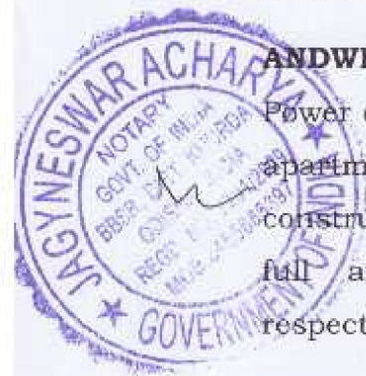
M/S EVOS BUILDCON PVT. LTD., a company registered under the Company Act, 1956 having its office at M/76, Baramunda Housing Board Colony, Baramunda, P.S.-Bharatpur, Bhubaneswar, Dist.-Khurda-751003, Odisha,, represented through its Managing Director **Sri. Kalinga KeshariRath**, aged about 38 years, S/o - Late Kailash Chandra Rath, by Caste- Brahmin, by Profession - Business (**PAN - AACCE5477G, Certificate of Incorporation No. - U70101OR2010PTC012674**) by virtue of Regd. IGPA Document No.:11082213459, and Regd. Development Agreement Document No: 11082213460, Dtd.: 30.09.2022 at the office of the District Sub-Registrar, Khurda, at Bhubaneswar (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 Regd. Development Agreement vide Document No: 11082213460, Dtd: 30.09.2022 and have also executed the **Registered IGPA Document No:11082213459, Dtd: 30.09.2022** before office of the District Sub-Registrar, Khurda, at Bhubaneswar

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 **"EVOS ALCHEMY"** 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

SL NO	FLAT NO	BLOCK	TOWER	FLOOR	CARPET AREA (IN SQFT)	BUILT-UP AREA (IN SQFT)	PARKING NO
1	101	BLOCK-2	TOWER-3	1 st	1728	1880	101
2	102	BLOCK-2	TOWER-3	1 st	1720	1900	102
3	103	BLOCK-2	TOWER-3	1 st	1479	1598	103
4	104	BLOCK-2	TOWER-3	1 st	1467	1647	104
5	105	BLOCK-2	TOWER-3	1 st	1519	1638	105
6	106	BLOCK-2	TOWER-3	1 st	1509	1689	106
7	201	BLOCK-2	TOWER-3	2 nd	1698	1870	201
8	202	BLOCK-2	TOWER-3	2 nd	1728	1880	202
9	203	BLOCK-2	TOWER-3	2 nd	1449	1621	203



10	204	BLOCK-2	TOWER-3	2 nd	1478	1597	204
11	205	BLOCK-2	TOWER-3	2 nd	1490	1661	205
12	206	BLOCK-2	TOWER-3	2 nd	1520	1640	206
13	301	BLOCK-2	TOWER-3	3 rd	1728	1880	301
14	302	BLOCK-2	TOWER-3	3 rd	1720	1900	302
15	303	BLOCK-2	TOWER-3	3 rd	1479	1598	303
16	304	BLOCK-2	TOWER-3	3 rd	1467	1647	304
17	305	BLOCK-2	TOWER-3	3 rd	1519	1638	305
					TOTAL BUILT UP AREA	29284 SQFT	

WHERE AS, after the execution of this share allocation agreement the 1st party shall not have any claim in any manner and nature from 2nd party over the apartment project mentioned above.

AND WHERE AS, 1st party shall bear its 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 Bhubaneswar having effective jurisdiction.

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

SCHEDULE OF PROPERTY

District-Khurda, Tahasil: Bhubaneswar, Tahasil No:263, Mouza: Raghunathpur, Police Station: New Capital, Police Station No.14, **Mutation Khata No: 729/3410, Stithiban Plot No: 2209, area: Ac.0.310 decimal, Kisam: Gharabari and Mutation Khata No: 729/3916, Stithiban Plot No: 2164, area: Ac.0.300 decimal, Kisam: Gharabari. Total 2(Two) Khatas, 2 (Two) Plots, total area of Ac.0.610 decimal**, within the jurisdiction of Bhubaneswar Development Authority (BDA), and District Sub-Registrar (DSR), Khurda at Bhubaneswar

Witness

1. *Trilokan Ray*
S/o - V. K. M. Ray
Plot No. 560/2096
Patra, BBSR-31

2. *Bisoye pari*
S/o - M. C. Pari
at - 780 San xlu
BBSR

[Signature]
FIRST PARTY/LAND OWNER
 Secretary

Kalinga Institute of Industrial Technology
 Bhubaneswar-751024

SECOND PARTY/DEVELOPER

Evos Buildcon Pvt. Ltd
Kalanga Keshari Patra
 Managing Director

भारतीय गैर न्यायिक

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TEN
RUPEES

Rs.10

INDIA NON JUDICIAL



ଓଡ଼ିଶା ओडिशा ODISHA

NOTARY PUBLIC, INDIA
DIST-KHURDA, BBSR, ORISSA
REGD. NO. 791/2009
ST. 9981006174

60AA 044151

Susanta Kumar Patra

SHARE ALLOCATION AGREEMENT

This agreement is made on this the 20th day of October, 2023 (Two Thousand Twenty Three) at Bhubaneswar.

BY AND BETWEEN

Sri SUSANTA KUMAR PATRA, aged about 52 years, S/o: Batakrushna Patra, resident of Plot No: 514, Nua Sahi, In front of, Sri Ram Vihar Apartment, Po/PS: Nayapalli, Bhubaneswar, Dist: Khurda-751012, Odisha, PAN: AMFPP0829B, Aadhar No: 6128 7257 8082, by Profession: Business, Phone No:9238304678, (hereinafter called the 1st Party which expression shall mean and include her heirs, successors, and representatives etc.) of the **FIRST PARTY/LAND OWNER.**

AND



Evos Buildcon Pvt. Ltd
Kalyuga Kharbaré
Managing Director

DISTRICT TREASURY OFFICE
KHURDA, BHUBANESWAR
08 SEP 2023
ADY. TREASURY OFFICER

776
8/9/23

1st
Eros Buitam
Rs 1500

Sarat Chandra Khatei
Stamp Vender
Khendagiri Sub-Registrar Office
Bhubaneswar

Kalenga Khatad Padak

SHARE ALLOCATION AGREEMENT

This agreement is made on this 08th day of September, 2023 between
Tribhuvan Kumar Patra and
BY AND BETWEEN

1. The undersigned parties, Tribhuvan Kumar Patra and
2. The undersigned parties, Tribhuvan Kumar Patra and
3. The undersigned parties, Tribhuvan Kumar Patra and
4. The undersigned parties, Tribhuvan Kumar Patra and
5. The undersigned parties, Tribhuvan Kumar Patra and



Khendagiri Sub-Registrar Office
Bhubaneswar, Odisha

JAGYNESWAR ACHARYA
NOTARY GOVT. OF INDIA
DIST. KHURDA, BB. & ORISSA
REGD. NO. 2791/2009
9891006174

M/S EVOS BUILDCON PVT. LTD., a company registered under the Company Act, 1956 having its office at M/76, Baramunda Housing Board Colony, Baramunda, P.S.-Bharatpur, Bhubaneswar, Dist.-Khurda-751003, Odisha,, represented through its Managing Director **Sri. Kalinga Keshari Rath**, aged about 38 years, S/o - Late Kailash Chandra Rath, by Caste- Brahmin, by Profession - Business (**PAN - AACCE5477G**, **Certificate of Incorporation No. - U70101OR2010PTC012674**) by virtue of **Regd. IGPA Document No.:11082200565**, and **Regd. Development Agreement Document No: 11082200568**, **Dtd.: 15.01.2022** at the office of the District Sub-Registrar, Khurda, at Bhubaneswar (hereinafter called the 2nd Parties which expression shall mean and include its heirs, successors, and representatives etc.) of the **SECOND PARTY/DEVELOPER**.

Susanta B. Patra

WHERE AS, both the parties has entered into a Regd. Development Agreement vide Document No: **11082200568**, **Dtd: 15.01.2022** and have also executed the **Registered IGPA Document No: 11082200565**, **Dtd.: 15.01.2022** before office of the District Sub-Registrar, Khurda, at Bhubaneswar

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 "**EVOS ALCHEMY**" 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.

Evos Buildcon Pvt. Ltd
Kalinga Keshari Rath
Managing Director

Total: 04 Nos. of Flat allocated to First Party/Land owner

FLAT NO	BLOCK	TOWER	FLOOR	CARPET AREA (IN SQFT)	PARKING NO
703	BLOCK-1	TOWER-2	7 th	1468	703
704	BLOCK-1	TOWER-2	7 th	1480	704
705	BLOCK-1	TOWER-2	7 th	1510	705
706	BLOCK-1	TOWER-2	7 th	1520	706

JAGYNESWAR ACHARYA
GOVT. OF INDIA
REGD. NO. 2791/2009
9891006174
GOVERNMENT OF INDIA

JAGYNESWAR ACHARY
NOTARY GOVT. OF INDIA
DIST. KHURDA, ORISSA
REGD. NO. 781/2009
REGD. NO. 174

WHERE AS, after the execution of this share allocation agreement the 1st party shall not have any claim in any manner and nature from 2nd party over the apartment project mentioned above.

AND WHERE AS, 1st party shall bear his 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 Bhubaneswar having effective jurisdiction.

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

SCHEDULE OF PROPERTY

District-Khurda, Tahasil: Bhubaneswar, Tahasil No:263, Mouza: Raghunathpur, Police Station: New Capital, Police Station No.14, hal P.S: Nandankanan, **Mutation Khata No: 729/4003, Plot No: 2206/5386, Area: Ac0.091 decimal, corresponding to Settlement Khata No: 126, Plot No: 2206**, within the jurisdiction of Bhubaneswar Development Authority (BDA), Bhubaneswar Municipal Corporation (BMC) and District Sub-Registrar (DSR), Khurda at Bhubaneswar.

Witnesses

1. Snigdha rani mohanty
w/o. Umesh Ch Mohanty
Plot No-262/1332
Nuegaon, Vijay Bihari
Khordha, B.B.S.R

Sudanta K. Patra
FIRST PARTY/LAND OWNER

EvoS Buildcon Pvt. Ltd
Kalinga Kishore Patra
Managing Director

SECOND PARTY/DEVELOPER

2. Bisoy M. Patra
So B.C Patra
ca-780 Sahasrajit
BBSR

JAGYNESWAR ACHARY
NOTARY GOVT. OF INDIA
REGD. NO. 781/2009
REGD. NO. 174
GOVERNMENT OF INDIA

JAGYNESWAR ACHARY
NOTARY GOVT. OF INDIA
DIST. KHURDA, ORISSA
REGD. NO. 781/2009
REGD. NO. 174

26 OCT 2023

भारतीय गैर न्यायिक

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₹.10

TEN
RUPEES

Rs.10

INDIA NON JUDICIAL



JAGNESWAR ACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST. KHURDA, ODISHA
RESP. NO. 1781/2009
MOB. 8455885387

ଓଡ଼ିଶା ओडिशा ODISHA

60AA 726294

SHARE ALLOCATION AGREEMENT

This agreement is made on this the 26th day of October, 2023
(Two Thousand Twenty Three) at Bhubaneswar.

BY AND BETWEEN

Sri Swaraj Padhihari@Samal, aged about 68, S/o- Late Balu Padhihari,
By Caste: Khandayat, By Profession: Retd. Govt. Servant, Aadhar 5697
7723 3410, PAN: EXLPS2317Q, Contact No:, permanent
resident of Vill./Po.-Raghunathpur, P.S.: Nandankanan, Bhubaneswar,
Dist.-Khurda, Odisha (hereinafter called the 1st Party which expression
shall mean and include her heirs, successors, and representatives etc.)
of the **FIRST PARTY/LAND OWNER.**

AND

M/S EVOS BUILDCON PVT. LTD., a company registered under the
Company Act, 1956 having its office at M/76, Baramunda Housing
Board Colony, Baramunda, P.S.-Bharatpur, Bhubaneswar, Dist.-
Khurda-751003, Odisha,, represented through its Managing Director
Sri. Kalinga Keshari Rath, aged about 39 years, S/o - Late Kailash
Chandra Rath, by Caste- Brahmin, by Profession - Business (PAN -

ସ୍ୱ. ରାଜ ପଦ୍ମହରି ମାଲିକ

Evos Buildcon Pvt. Ltd
Kalinga Keshari Rath
Managing Director

29/09/2023

16855

29/09/2023

RENT THEATRE
 74 SEP 2023
 ADOL. TREASURY OFFICE

EVOS Boudary

[Handwritten Signature]

Shreya Kumar Behera
S.V., Bhubaneswar

~~खेलना केशवराज पत्र~~

SHARE ALLOCATION AGREEMENT

विद्युत वितरण
 केंद्र, बhubaneswar
 EVOS Bhubaneswar Ltd



JAGNESWAR ACHARYA
NOTARY, GOVT. OF INDIA
P.B.S.R., DIST. KHURDA, ODISHA
REGD. NO. 7791/2009
MOB. 9455885397

AACCE5477G, Certificate of Incorporation No. -
U70101OR2010PTC012674) by virtue of Regd. IGPA Document No.:
11082116028, and Regd. Development Agreement Document No:
11082116027, Dtd.: 29/12/2021 at the office of the District Sub-
Registrar, Khurda, at Bhubaneswar (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 Regd. Development
Agreement vide Document No: 11082116027, Dtd.: 29/12/2021 and
have also executed the **Registered IGPA Document No: 11082116028,**
Dtd.: 29/12/2021 before office of the District Sub-Registrar, Khurda,
at Bhubaneswar

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 "**EVOS ALCHEMY**" 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: 09 Nos. of Flat allocated to First Party/Land owner

FLAT NO	BLOCK	TOWER	FLOOR	CARPET AREA (IN SQFT)	PARKING NO
103	BLOCK-1	TOWER-2	1 st	1468	103
104	BLOCK-1	TOWER-2	1 st	1479	104
105	BLOCK-1	TOWER-2	1 st	1509	105
106	BLOCK-1	TOWER-2	1 st	1520	106
404	BLOCK-1	TOWER-2	4 th	1450	404
405	BLOCK-1	TOWER-2	4 th	1520	405
503	BLOCK-1	TOWER-2	5 th	1490	503
504	BLOCK-1	TOWER-2	5 th	1520	504
604	BLOCK-1	TOWER-2	6 th	1490	604

Total of 9 Nos. of Flat and consideration amount of **Rs.55,00,000/-**
(Rupee Fifty Five Lakh) only against the balance carpet area of 1356
sqft, after deducting **Rs:30,00,000/- (Rupees Thirty Lakh)** advance

24/12/2021

Evos Buildcon Pvt. Ltd
Kalyana Kulkarni
Managing Director

JAGNESWAR ACHARYA
NOTARY, GOVT. OF INDIA
P.B.S.R., DIST. KHURDA, ODISHA
REGD. NO. 7791/2009
MOB. 9455885397

JAGNESWAR ACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST- KHURDA, ODISHA
REGD. NO. 769/2009
MOB. 8455885397

amount. The balance payment will be paid party/Developer to First Party/Land owner, after handover of possession of his share.

WHERE AS, after the execution of this share allocation agreement the 1st party shall not have any claim in any manner and nature from 2nd party over the apartment project mentioned above and 1st party shall bear his 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 Bhubaneswar having effective jurisdiction.

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

SCHEDULE OF PROPERTY

Mouza: Raghunathpur, Police Station: New Capital, Police Station No.14, now under Nandankanan Police Station, Tahasil: Bhubaneswar, Tahasil No:263, District-Khordha (Odisha), within the jurisdiction of Bhubaneswar Development Authority (BDA), Bhubaneswar Municipal Corporation (BMC) and District Sub-Registrar (DSR), Khordha at Bhubaneswar.

1. Hal ROR Khata No. 729/142, Plot No. 2166, Ac0.180dec..
2. Hal ROR Khata No. 729/219, Plot No. 2167, Ac0.180dec.
3. Hal ROR Khata No. 729/671, Plot No. 2208/2790, Ac0.175 dec.
4. Hal ROR Khata No. 729/952, Plot No. 2208/3451, Ac0.060 dec. out of Ac0.120 decimal, **Total 1 Khata, 4 Plots, AreaAc0.595 decimal.**

Witness



1. Babuaji charan rashikani
40 - v shreea ch rashikani
Raghunath pur
Khurda, 751024

FIRST PARTY/LAND OWNER
Evos Buildcon Pvt. Ltd
Kalinga Kumbhar Patra
Managing Director

2. Pooj = pari
P. C pari
at - 780 Sahantia
BBSR

SECOND PARTY/DEVELOPER

JAGNESWAR ACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST- KHURDA, ODISHA
REGD. NO. 769/2009
MOB. 8455885397

25 OCT 2023

25 OCT 2023

भारतीय गैर न्यायिक

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RUPEES

रु.10

Rs.10



INDIA NON JUDICIAL



ଓଡ଼ିଶା ओडिशा ODISHA

JAGNESHWAR ACHARYA
NOTARY, GOVT OF INDIA
BBSR, DIST. KHURDA, ODISHA
REGD. NO. 7791/2009
MID. 445599397
60AA 044144

SHARE ALLOCATION AGREEMENT

This agreement is made on this the 25th day of **October**, **2023** (Two Thousand Twenty Three) at Bhubaneswar.

BY AND BETWEEN

- 1. Nihar Kanta Padhihary**, aged about 35 years, S/o: Late Jalandhar Padhihary, Aadhar No.:3884-3138-8225
- 2. Tusar Kanta Padhihary**, aged about 37 years, S/o: Late Jalandhar Padhihary Aadhar No.:8192-7544-8855
- 3. Jharana Padhihary**, aged about 59 years, W/o: Late Jalandhar Padhihary, Aadhar No.:6011-7273-1920.

All are residence of At/Po: Raghunathpur, P.S: Nandankanan, Dist. Khurda, State-Odisha, Pin-754005, (hereinafter called the **1st Party** which expression shall mean and include their heirs, successors, and representatives etc.) of the **FIRST PARTY/LAND OWNER.**

Evos Buildcon Pvt. Ltd
Managing Director
Kalanga Keshore Patra

ଦୁଇପାଠ ବି ଛାତ୍ର
Tusar Kanta Padhihary
Nihar Kanta Padhihary



AND

27 OCT 2023

08 SEP 2023
ADDL TREASURY OFFICER

8/9/20
700

10/10

Inore Builders

[Signature]

Sarat Chandra Khatei
Stamp Vender
Khandagiri Sub-Registrar Office
Bhubaneswar

खालेगा खरबारे एसे

खालेगा खरबारे एसे



AND

M/S EVOS BUILDCON PVT. LTD., a company registered under the Company Act, 1956 having its office at M/76, Baramunda Housing Board Colony, Baramunda, P.S.-Bharatpur, Bhubaneswar, Dist.-Khurda-751003, Odisha, represented through its Managing Director **Sri. Kalinga Keshari Rath**, aged about 38 years, S/o - Late Kailash Chandra Rath, by Caste-Brahmin, by Profession - Business (**PAN - AACCE5477G, Certificate of Incorporation No. - U70101OR2010PTC012674**) by virtue of Regd. IGPA ID No.:1082310486, and Regd. Development Agreement ID No: 1082310485, Dtd.: 21/07/2023 at the office of the District Sub-Registrar, Khurda, at Bhubaneswar (hereinafter called the 2nd Parties which expression shall mean and include its heirs, successors, and representatives etc.) of the **SECOND PARTY/DEVELOPER**.

Evos Buildcon Pvt. Ltd
Kalinga Keshari Rath
Managing Director

WHERE AS, both the parties has entered into a Regd. Development Agreement vide ID No: 1082310485, Dtd: 21/07/2023 and have also executed the **Registered IGPA ID No: 1082310486, Dtd: 21/07/2023** before office of the District Sub-Registrar, Khurda, at Bhubaneswar

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 **"EVOS ALCHEMY"** 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.

21/07/2023
Tilakar Kanta Padhi, harti,
Nihar Kanta Padhi, harti

Total: 04 Nos. of Flat allocated to First Party/Land owner

FLAT NO	BLOCK	TOWER	FLOOR	CARPET AREA (IN SQFT)	PARKING NO
305	BLOCK-1	TOWER-2	3 rd	1468	103
306	BLOCK-1	TOWER-2	3 rd	1479	104
1303	BLOCK-1	TOWER-1	13 th	1509	105
1304	BLOCK-1	TOWER-1	13 th	1520	106

WHERE AS, after the execution of this share allocation agreement the 1st party shall not have any claim in any manner and nature from 2nd party over the apartment project mentioned above.

AND WHERE AS, 1st party shall bear his 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 Bhubaneswar having effective jurisdiction.

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

SCHEDULE OF PROPERTY

District- Khurda, Tahsil- Bhubaneswar, P.S- Nandankanan, Mouza-Raghunathpur, **Settlement Khata No. 57, Plot No. 2219, Kisam: Gharabari, Area- A0.180 dec** under the jurisdiction of District Sub-Registrar, Khurda at Bhubaneswar

Witness

1. Bisoy K. Pajhi
S/o. Poojari Ch. Pan
Jr. Poojari Pan

ମୁକ୍ତାଧର କୁମାର

Tusar Kanta Padhihari.

Nihar Kanta Padhihari

FIRST PARTY/LAND OWNER

Evos Buildcon Pvt. Ltd

Kalanga Keshore Pat

Managing Director

2. Jitendra K. Panda
S/O - Sasanka K. Panda
at Bhatnagar

SECOND PARTY/DEVELOPER



JAGNESWAR ACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST- KHURDA, ODISHA
REGD. NO. 7791/2009
MOB. 8455885397

27 OCT 2023



ଓଡ଼ିଶା ओडिशा ODISHA

JAGNESWAR ACHARYA
 NOTARY, GOVT. OF INDIA
 BBSR, DIST- KHURDA, ODISHA 60AA 726204
 REGD. NO. 779/2009
 MOB. 8455885397

SHARE ALLOCATION AGREEMENT

This agreement is made on this the 27th day of **October, 2023**
 (Two Thousand Twenty Three) at Bhubaneswar.

BY AND BETWEEN

HARIHAR OJHA, aged about 66 years, S/o- Late Dhadi Ojha, resident of Village: Raghunathpur, Po./PS: Nandankanan, Bhubaneswar, Dist: Khurda, By Profession: Business, Aadhar No: 6751 4248 4254, Contact No: **8917566852** (hereinafter called the 1st Party which expression shall mean and include his heirs, successors, and representatives etc.) of the **FIRST PARTY/LAND OWNER.**

AND

Hansu have given

Evos Buildcon Pvt. Ltd.
Kalanga Keshari Patra
 Managing Director

29 OCT 2023

16765

29/9/2023

Evos Bioedon Pvt. Ltd.



[Signature]
Bijaya Kumar Bahere
S.V., Bhubaneswar

Kalenga Kuberan Patra

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SHARE ALLOCATION AGREEMENT

[Faint mirrored text from reverse side]



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M/S EVOS BUILDCON PVT. LTD., a company registered under the Company Act, 1956 having its office at M/76, Baramunda Housing Board Colony, Baramunda, P.S.-Bharatpur, Bhubaneswar, Dist.-Khurda-751003, Odisha,, represented through its Managing Director **Sri. Kalinga Keshari Rath**, aged about 38 years, S/o - Late Kailash Chandra Rath, by Caste- Brahmin, by Profession - Business (**PAN - AACCE5477G, Certificate of Incorporation No. - U70101OR2010PTC012674**) by virtue of Regd. IGPA Document No.:11082214031, and Regd. Development Agreement Document No: 11082214032, Dtd.: 18/10/2022 at the office of the District Sub-Registrar, Khurda, at Bhubaneswar (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 Regd. Development Agreement vide Document No: **11082214032, Dtd.: 18/10/2022** and have also executed the **Registered IGPA Document No: 11082214031, Dtd.: 18/10/2022** before office of the District Sub-Registrar, Khurda, at Bhubaneswar

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 "**EVOS ALCHEMY**" 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: 06 Nos. of Flat allocated to First Party/Land owner

SL NO	FLAT NO	BLOCK	TOWER	FLOOR	CARPET AREA (IN SQFT)	PARKING NO
1	303	BLOCK-1	TOWER-1	3 RD	1468	303
2	304	BLOCK-1	TOWER-1	3 RD	1479	304
3	305	BLOCK-1	TOWER-1	3 RD	1509	305
4	404	BLOCK-1	TOWER-1	4 TH	1469	404
5	405	BLOCK-1	TOWER-1	4 TH	1520	405
6	1804	BLOCK-1	TOWER-1	18 TH	1469	1804
			TOTAL	CARPET	8914	SQFT

Kalinga Keshari Rath
Managing Director
Evos Buildcon Pvt. Ltd.



Total 6 (Six) Nos. of Flat and consideration amount shall be amicably settled at the time of handover of land owner share between the parties as per the prevailing market price against balance area of 669 sqft.

WHERE AS, after the execution of this share allocation agreement the 1st party shall not have any claim in any manner and nature from 2nd party over the apartment project mentioned above.

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

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

SCHEDULE OF PROPERTY

District-Khurda, Tahasil: Bhubaneswar, Tahasil No:263, Mouza: Raghunathpur, Police Station: New Capital, Police Station No.14, now under Nandankanan Police Station. **Settlement Khata No: 267, Stithiban Plot No: 2214, area: Ac.0.200 decimal**, Kisam: Gharabari, within the jurisdiction of Bhubaneswar Development Authority (BDA), and District Sub-Registrar (DSR), Khurda at Bhubaneswar

Witness

1. Bijoy K. Parida
B.C. Parida
Sudhakar



2. Suman Kumar Panda
Succanta K. Panda
at - Balabhadrapur,
Cuttack

Haris K. Patra

FIRST PARTY/LAND OWNER

Evos Buildcon Pvt. Ltd.

Kalanga Kishore Patra
Managing Director

SECOND PARTY/DEVELOPER

JAGNESHWAR ACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST. KHURDA
REGD. NO. 12089
MOB. 845531397

20 OCT 2023

भारतीय गैर न्यायिक

दस
रुपये

TEN
RUPEES

₹.10

Rs.10



INDIA NON JUDICIAL

ଓଡ଼ିଶା ଆଇନ **SHARE ALLOCATION AGREEMENT**

This agreement is made on this the 20th day of **October, 2023**
(Two Thousand Twenty Three) at Bhubaneswar.

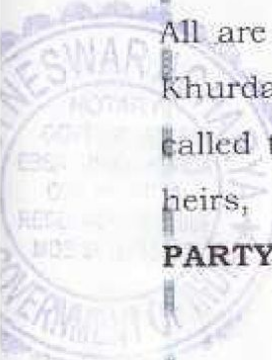
BY AND BETWEEN

1. **JHARI BEHERA**, aged about 70 years, S/o: Late Uchhab Behera, Aadhar No:8118-5374-2666
2. **LAXMIDHAR BEHERA**, aged about 51 years, S/o: Jhari Behera, Aadhar No: 7470-6561- 6863
3. **LOKANATH BEHERA**, aged about 49 years, S/o: Jhari Behera, Aadhar No: 3122-7887-2244
4. **DINABANDHU BEHERA**, aged about 43 years, S/o: Jhari Behera, Aadhar No: 3930-9332-5269

All are resident of At/Po: Raghunathpur, PS: Nandankanan, Dist: Khurda-754005, by caste: Gopal, By Profession: Business (hereinafter called the 1st Party which expression shall mean and include their heirs, successors, and representatives etc.) of the **FIRST PARTY/LAND OWNER.**

NOTARY PUBLIC
ST. KULI...
7791/2009
SOAA 044143

Handwritten notes and signatures:
20/10/23
20/10/23
20/10/23
Evos Buildcon Pvt. Ltd.
Managing Director
Dinabandhu Behera



2000 100 0 2

784
819128

for
I was Borkolan
G1

DISTRICT TREASURY
BHUBHA, BHUBANESWAR
05 SEP 2023
ADOL TREASURY OFFICER

Handwritten signature

Sarat Chandra Khatei
Stamp Vender
Khandagiri Sub-Registrar Office
Bhubaneswar

Vertical handwritten text on the left margin

Pranabjit Das
SARAT CHANDRA KHATEI
Stamp Vender
Khandagiri Sub-Registrar Office
Bhubaneswar

STAMP ALLOCATION ORDER
#06
BY AND BETWEEN
1. CHARI BENERA
2. LAKSHMIKAR BENERA
3. GORAKH BENERA
4. GORAKH BENERA

Faint circular stamp on the bottom right

JAGYNSWAS...
INDIA
CRISSA
7791/2009
1006174

Total: 03 Nos. of Flat allocated to First Party/Land owner

FLAT NO	BLOCK	TOWER	FLOOR	CARPET AREA (IN SQFT)	PARKING NO
603	BLOCK-1	TOWER-1	6 th	1480	603
604	BLOCK-1	TOWER-1	6 th	1469	604
803	BLOCK-1	TOWER-1	8 th	1479	803

WHERE AS, after the execution of this share allocation agreement the 1st party shall not have any claim in any manner and nature from 2nd party over the apartment project mentioned above.

AND WHERE AS, 1st party shall bear his 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 Bhubaneswar having effective jurisdiction.

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

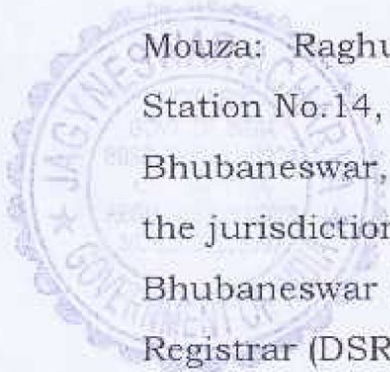
SCHEDULE OF PROPERTY

Mouza: Raghunathpur, Police Station: New Capital, Police Station No.14, now under Nandankanan Police Station, Tahasil: Bhubaneswar, Tahasil No:263, District-Khurda (Odisha), within the jurisdiction of Bhubaneswar Development Authority (BDA), Bhubaneswar Municipal Corporation (BMC) and District Sub-Registrar (DSR), Khurda at Bhubaneswar.

1. Khata No: 592, Plot No: 2211, Kisam: Gharabari, Area: Ac.0.017.18 decimal out of an area of Ac.0.054 decimal.

Handwritten notes and signatures on the right side of the page, including a signature and the name "Doraban Shu Behera".

Evos Buildcon Pvt. Ltd
Managing Director
Kalyana Keshari Patra



- 2. Khata No: 592, Plot No: 2211/5361, Kisam: Gharabari, Area: Ac.0.003.82 decimal out of an area of Ac.0.012 decimal.
- 3. Khata No: 592, Plot No: 2213, Kisam: Gharabari, Area: Ac.0.028.58 decimal out of an area of Ac.0.104 decimal.
- 4. Khata No: 592, Plot No: 2213/5362, Kisam: Gharabari, Area: Ac.0.006.42 decimal out of an area of Ac.0.023 decimal.
- 5. Khata No: 729/1012, Plot No: 2212, Kisam: Gharabari, Area: Ac.0.039.90 decimal out of an area of Ac.0.085 decimal.
- 6. Khata No: 729/1012, Plot No: 2212/5363, Kisam: Gharabari, Area: Ac.0.006.10 decimal out of an area of Ac.0.013 decimal.

Total: One(1) Mouza, 2 Nos. of Khata, 6 Nos. of Plots, total area Ac.0.102 decimal.

Witnesses

1. Biju & Purni
S. P. C. Puri
at - 280 Sukh
BRSR

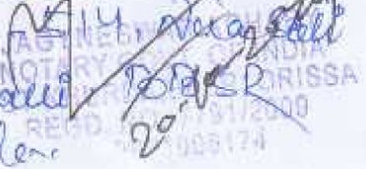
ବିଜୁ ଓ ପୁର୍ନି
ଶ୍ରୀମତୀ ସୁଧାଂଶୁ

ବିଜୁ ଓ ପୁର୍ନି

Bombardhu Behera



2. Suresanta Kumar Puri
Plot No. 14, Narasingh
Nayapalli
Khandari



FIRST PARTY/LAND OWNER

Evos Buildcon Pvt. Ltd
Kalega Keshari Das
Managing Director

SECOND PARTY/DEVELOPER

20 OCT 2023



ଓଡ଼ିଶା ओडिशा ODISHA

JAGYNSWAR ACHARY
 NOTARY GOVT. OF INDIA
 DIST-KHURDA, ODISHA 60AA 044145
 REGD. NO.-7781/2009
 H. 9551005174

SHARE ALLOCATION AGREEMENT

This agreement is made on this the 20th day of **October, 2023**
 (Two Thousand Twenty Three) at Bhubaneswar.

BY AND BETWEEN

- 1. RAMACHANDRA BEHERA**, aged about 48 years, S/o: Late Sankar Behera, Aadhar No: 6759-5896-0761
- 2. SHYAMASUNDAR BEHERA**, aged about 46 years, S/o: Late Sankar Behera, Aadhar No:2064-9394-1208

All are resident of At/Po: Raghunathpur, PS: Nandankanan, Dist: Khurda-754005, by caste: Gopal, By Profession: Business. (hereinafter called the 1st Party which expression shall mean and include their heirs, successors, and representatives etc.) of the **FIRST PARTY/LAND OWNER.**

AND

ଶ୍ରୀମତୀ ସନ୍ତୋଷିନୀ
 Shyam Santoshini Behera

Evos Buildcon Pvt. Ltd
 Kalesha Keshore
 Managing Director



ESTD 1956

DISTRICT TREASURY OFFICE
BHUBANESWAR, BHUBANESWAR
08 SEP 2023
ADDL. TREASURY OFFICER

782
879123

180
Inos Bulokar
P. K. S.

Sarat Chandra Khatei
Stamp Vender
Khandagiri Sub-Registrar Office
Bhubaneswar

Kalenga kushare pati

SHARE ALLOCATION AGREEMENT

This Agreement is made on this 30th day of October 2023

Two of whose parties are in Bhubaneswar

BY AND BETWEEN

1. SHARAD KUMAR SINGH, son of late Mr. ...

(Whomsoever he may be)

2. SHARAD KUMAR SINGH, son of late Mr. ...

(Whomsoever he may be)

3. SHARAD KUMAR SINGH, son of late Mr. ...

(Whomsoever he may be)

4. SHARAD KUMAR SINGH, son of late Mr. ...

(Whomsoever he may be)

Manoj Kumar Singh
Kalyan Singh
EAO Bhubaneswar



AND

JAGYNESWAR AGENCY
NOTARY GENERAL
DIST-KHURDA, P.S. BHARATPUR
REGD. NO. 1005/2009
M. No. 1005/174

M/S EVOS BUILDCON PVT. LTD., a company registered under the Company Act, 1956 having its office at M/76, Baramunda Housing Board Colony, Baramunda, P.S.-Bharatpur, Bhubaneswar, Dist.-Khurda-751003, Odisha,, represented through its Managing Director **Sri. Kalinga Keshari Rath**, aged about 38 years, S/o - Late Kailash Chandra Rath, by Caste- Brahmin, by Profession - Business (**PAN - AACCE5477G, Certificate of Incorporation No. - U70101OR2010PTC012674**) by virtue of Regd. IGPA Document No: **11082306475**, and Regd. Development Agreement Document No: **11082306478**, Dtd: **15/05/2023** at the office of the District Sub-Registrar, Khurda, at Bhubaneswar (hereinafter called the 2nd Parties which expression shall mean and include its heirs, successors, and representatives etc.) of the **SECOND PARTY/DEVELOPER**.

10/05/2023
Sri Kalinga Keshari Rath

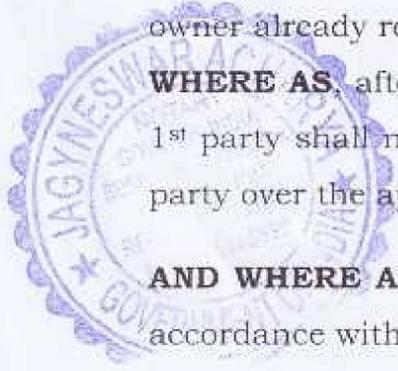
WHERE AS, both the parties has entered into a Regd. Development Agreement vide Document No: **11082306478**, Dtd: **15/05/2023** and have also executed the **Registered IGPA Document No: 11082306475**, Dtd: **15/05/2023** before office of the District Sub-Registrar, Khurda, at Bhubaneswar

ANDWHERE AS, as per the above referred Development Agreement and Power of Attorney, the parties are entitled to get the following consideration money from the apartment project named and styled as "**EVOS ALCHEMY**" to be constructed over the plot mentioned in the schedule below towards their full and final entitlement as their.

Total consideration amount of **Rs.1,20,00,000/-** (Rupee One Crore Twenty Lakh) only against their share, out of which the 1st party/land owner already received **Rs.50,00,000/-**(Rupees Fifty lakh) only.

WHERE AS, after the execution of this share allocation agreement the 1st party shall not have any claim in any manner and nature from 2nd party over the apartment project mentioned above.

AND WHERE AS, 1st party shall bear his tax liability as applicable in accordance with law.



Evos Buildcon Pvt. Ltd
Kalinga Keshari Rath
Managing Director

JAGYNESWAR ACHARY
NOTARY
DIST-KHURDA
REGD. NO. 8881
M. 8881
20/10/2017

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

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

SCHEDULE OF PROPERTY

Mouza: Raghunathpur, Police Station: New Capital, Police Station No.14, now under Nandankanan Police Station, Tahasil: Bhubaneswar, Tahasil No:263, District-Khurda (Odisha), within the jurisdiction of Bhubaneswar Development Authority (BDA), Bhubaneswar Municipal Corporation (BMC) and District Sub-Registrar (DSR), Khurda at Bhubaneswar.

1. Khata No: 592, Plot No: 2211, Kisam: Gharabari, Area: Ac.0.017.18 decimal out of an area of Ac.0.054 decimal.
2. Khata No: 592, Plot No: 2211/5361, Kisam: Gharabari, Area: Ac.0.03.82 decimal out of an area of Ac.0.012 dec.
3. Khata No: 592, Plot No: 2213, Kisam: Gharabari, Area: Ac.0.005 decimal out of an area of Ac.0.104 dec.
4. Khata No: 592, Plot No: 2213/5362, Kisam: Gharabari, Area: Ac.0.001 decimal out of an area of Ac.0.023 dec.
5. Khata No: 729/1012, Plot No: 2212, Kisam: Gharabari, Area: Ac.0.022.55 decimal out of an area of Ac.0.085 dec.
6. Khata No: 729/1012, Plot No: 2212/5363, Kisam: Gharabari, Area: Ac.0.003.45 decimal out of an area of Ac.0.013 dec.

Total: One(1) Mouza, 2 Nos. of Khata, 6 Nos. of Plots, total area Ac.0.053 decimal.

Witness

1. Pratal chandna Behena
Son of - Rama Chandna Behena Shyam Sanyal Behena
A/P - Raghunathpur

ଶ୍ରୀମତୀ ପ୍ରତାଳ ଚନ୍ଦନା ବେହେରା

2. *[Signature]*
20/10/2017

FIRST PARTY/LAND OWNER

Evos Buildcon Pvt. Ltd
[Signature]
Managing Director

SECOND PARTY/DEVELOPER

26 OCT 2023

भारतीय गैर न्यायिक

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रुपये

TEN
RUPEES

Rs.10



INDIA NON JUDICIAL



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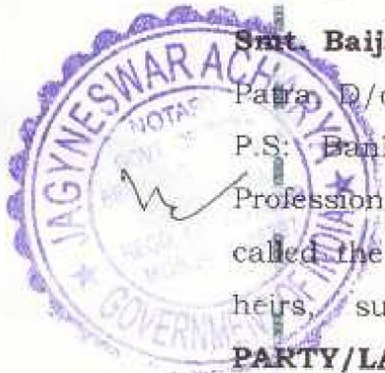
JAGYNESHWAR ACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST- KHURDA, ODISHA
REGD. NO. 7792/2009
MOB. 8455885397
82AA 647964

SHARE ALLOCATION AGREEMENT

This agreement is made on this the 26th day of **October, 2023**(Two Thousand Twenty Three) at Bhubaneswar.

BY AND BETWEEN

Smt. Baijayanti Patra, aged about 45 years, W/o: Santosh Kumar Patra, D/o- Gandharba Harichandan, resident of Vill: /Po: Banra, P.S: Banki, Dist: Cuttack--754006, by Caste: Khandayat, By Profession: Housewife, Aadhaar No:7157 2593 1562 (hereinafter called the 1st Party which expression shall mean and include her heirs, successors, and representatives etc.) of the **FIRST PARTY/LAND OWNER.**



Baijayanti patra

Kalanga Keshari Patra
Managing Director
Evos Buildcon Pvt. Ltd.

Sobya
11/4/23

EVOS BUILDCON PVT. LTD.
BHUBANESWAR

DISTRICT TREASURY
KHURDA, BHUBANESWAR
11 APR 2023
ADDL. TREASURY OFFICER

Kalenga kusharcē pasts

C.R. Frusty
C.R. FRUSTY
Stamp Vender
D.S.R. 695R
ID-56



Kalenga Kusharcē Past
Evos Buildcon Pvt. Ltd.

AND

M/S EVOS BUILDCON PVT. LTD., a company registered under the Company Act, 1956 having its office at M/76, Baramunda Housing Board Colony, Baramunda, P.S.-Bharatpur, Bhubaneswar, Dist.-Khurda-751003, Odisha,, represented through its Managing Director **Sri. Kalinga Keshari Rath**, aged about 38 years, S/o - Late Kailash Chandra Rath, by Caste- Brahmin, by Profession - Business (**PAN - AACCE5477G, Certificate of Incorporation No. - U70101OR2010PTC012674**) by virtue of Regd. IGPA Document No.:11082211219, and Regd. Development Agreement Document No: 11082211217, Dtd.: 13.08.2022 at the office of the District Sub-Registrar, Khurda, at Bhubaneswar (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 Regd. Development Agreement vide Document No: 11082211217, Dtd.: 13.08.2022 and have also executed the **Registered IGPA Document No:11082211219, Dtd.: 13.08.2022** before office of the District Sub-Registrar, Khurda, at Bhubaneswar

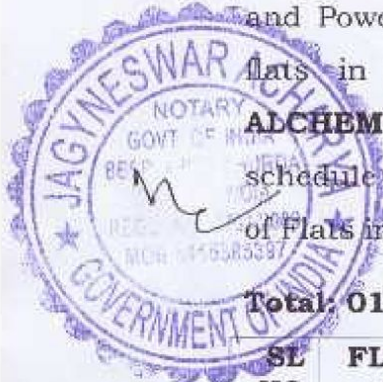
ANDWHERE AS, as per the above referred Development Agreement and Power of Attorney, the parties are entitled to get the following flats in the apartment project named and styled as "**EVOS ALCHEMY**" to be constructed over the plot mentioned in the schedule below towards their full and final entitlement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

Total: 01 Nos. of Flat allocated to First Party/Land owner

SL NO	FLAT NO	BLOCK	TOWER	FLOOR	CARPET AREA (IN SQFT)	PARKING NO
1	301	BLOCK-1	TOWER-2	3rd	1449	301

Bai Jayanti patna

Evos Buildcon Pvt. Ltd
Kalinga Keshari Rath
Managing Director



WHERE AS, after the execution of this share allocation agreement the 1st party shall not have any claim in any manner and nature from 2nd party over the apartment project mentioned above.

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

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

SCHEDULE OF PROPERTY

District-Khurda, Tahasil: Bhubaneswar, Tahasil No:263, Mouza: Raghunathpur, Police Station: New Capital, Police Station No.14, now under Nandankanan Police Station. **Mutation Khata No: 729/4029, Stithiban Plot No: 2206/4080/5403, area: Ac.0.035 decimal**, Kisam: Biali Dofasal, within the jurisdiction of Bhubaneswar Development Authority (BDA), and District Sub-Registrar (DSR), Khordha at Bhubaneswar

Witness

1. Bidyut Kumar
S/o - B. C. Prasad
at - 280 Sun Plaza
BBSR

Baijayanti patra

FIRST PARTY/LAND OWNER

2. J. Jyotsna Khandu
S/o - Sasanta Khandu
Balabhadrapur
Cuttack.



Evos Buildcon Pvt. Ltd.

Kalinga Kumar Patra
SECOND PARTY/DEVELOPER
Managing Director

JAGNESWAR ACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST- KHURDA, ODISHA
REGD. NO. 1991/2008
MOB. 845500397

20 OCT 2023

भारतीय गैर न्यायिक

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TEN
RUPEES

Rs.10



INDIA NON JUDICIAL



ଓଡ଼ିଶା ओडिशा ODISHA

भारत OF INDIA
DIST-BHUBANESWAR, ORISSA
POSTAL NO.-77912009
60AA 044146
9861006174

SHARE ALLOCATION AGREEMENT

This agreement is made on this the 20th day of **October**, **2023** (Two Thousand Twenty-Three) at Bhubaneswar.

BY AND BETWEEN

- BANSIDHAR BEHERA**, aged about 69 years, W/o: Late Uchhab Behera, Aadhar No: 6095 4853 6107
- KALANDI BEHERA**, aged about 48 years, S/o: Bansidhar Behera, Aadhar No: 7548 5380 0965
- BADAL BEHERA**, aged about 41 years, S/o: Bansidhar Behera, Aadhar No: 9323 7474 0088
- SRIDHAR BEHERA**, aged about 40 years, S/o: Bansidhar Behera, Aadhar No: 8156 5849 7721

All are resident of At/Po: Raghunathpur, PS: Nandankanan, Dist: Khurda-754005, by caste: Gopal, By Profession: Business. (hereinafter called the 1st Party which expression shall mean and

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Evos Buildcon Pvt. Ltd
Kalya Keshari
 Managing Director

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DISTRICT TREASURY
BHUBANESWAR
08 SEP 2023
ADDL. TREASURY OFFICER

Kalanga Kshara

Sarat Chandra Khatei
Stamp Vender
Khandagiri Sub-Registrar Office
Bhubaneswar

SHARE ALLOCATION AGREEMENT

BY AND BETWEEN
1. SHARADHA BEHERA
2. KALANKA BEHERA
3. ...
4. ...
5. ...

Resubidhi Officer
Kandali Khandagiri
Kandali Khandagiri

JAGYNESWAR AGENCY
MISTRY GOVERNMENT OF INDIA
DIST-KHURDA, ODISHA
REGD. NO. 11/2009
15/06/2009
1000174

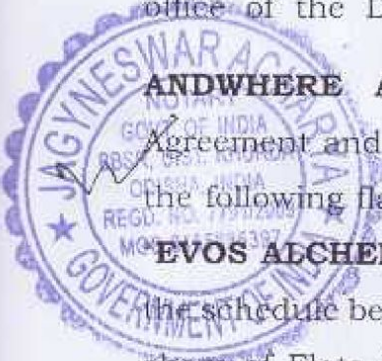
include their heirs, successors, and representatives etc.) of the **FIRST PARTY/LAND OWNER.**

AND

M/S EVOS BUILDCON PVT. LTD., a company registered under the Company Act, 1956 having its office at M/76, Baramunda Housing Board Colony, Baramunda, P.S.-Bharatpur, Bhubaneswar, Dist.-Khurda-751003, Odisha,, represented through its Managing Director **Sri. Kalinga Keshari Rath,** aged about 38 years, S/o - Late Kailash Chandra Rath, by Caste-Brahmin, by Profession - Business (**PAN - AACCE5477G, Certificate of Incorporation No. - U70101OR2010PTC012674**) by virtue of Regd. IGPA Document No:....., and Regd. Development Agreement Document No:, Dtd.: at the office of the District Sub-Registrar, Khurda, at Bhubaneswar (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 Regd. Development Agreement vide Document No:, Dtd: and have also executed the **Registered IGPA Document No:, Dtd.:** before office of the District Sub-Registrar, Khurda, at Bhubaneswar

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 **EVOS ALCHEMY**" 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.



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Evos Buildcon Pvt. Ltd
Kalinga Keshari Rath
Managing Director

JAGJYANESWAR MOHANTY
NOTARY PUBLIC, INDIA
DIST-KHURDA, BBSR, ORISSA
REGD. NO. 7791/2009
A. 006174

Total: 03 Nos. of Flat allocated to First Party/Land owner

FLAT NO	BLOCK	TOWER	FLOOR	CARPET AREA (IN SQFT)	PARKING NO
506	BLOCK-1	TOWER-2	5 th	1520	506
703	BLOCK-1	TOWER-1	7 th	1468	703
704	BLOCK-1	TOWER-1	7 th	1479	704

WHERE AS, after the execution of this share allocation agreement the 1st party shall not have any claim in any manner and nature from 2nd party over the apartment project mentioned above.

AND WHERE AS, 1st party shall bear his 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 Bhubaneswar having effective jurisdiction.

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

SCHEDULE OF PROPERTY

Mouza: Raghunathpur, Police Station: New Capital, Police Station No.14, now under Nandankanan Police Station, Tahasil: Bhubaneswar, Tahasil No:263, District-Khurda (Odisha), within the jurisdiction of Bhubaneswar Development Authority (BDA), Bhubaneswar Municipal Corporation (BMC) and District Sub-Registrar (DSR), Khurda at Bhubaneswar.

1. Khata No: 592, Plot No: 2211, Kisam: Gharabari, Area: Ac.0.019.64 decimal out of an area of Ac.0.054 decimal.

2. Khata No: 592, Plot No: 2211/5361, Kisam: Gharabari, Area: Ac.0.04.36 decimal out of an area of Ac.0.012 decimal.

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JAGJYANESWAR MOHANTY
NOTARY
GOVT. OF INDIA
BBSR, DIST. KHURDA
INDIA
REGD. NO. 7791/2009
MOB. 845886387
GOVERNMENT OF INDIA

Evos Buildcon Pvt. Ltd
Managing Director
Handwritten signature: Kalyan Kishore Patra

3. Khata No: 592, Plot No: 2213, Kisam: Gharabari, Area: Ac.0.070.42 decimal out of an area of Ac.0.104 decimal.
4. Khata No: 592, Plot No: 2213/5362, Kisam: Gharabari, Area: Ac.0.015.58 decimal out of an area of Ac.0.023 decimal.
5. Khata No: 729/1012, Plot No: 2212, Kisam: Gharabari, Area: Ac.0.022.55 decimal out of an area of Ac.0.085 decimal.
6. Khata No: 729/1012, Plot No: 2212/5363, Kisam: Gharabari, Area: Ac.0.003.45 decimal out of an area of Ac.0.013 decimal.

Total: One(1) Mouza, 2(Two) Nos. of Khata, 6 (Six) Nos. of Plots, total area Ac.0.136 decimal.

Witness

1. BSM
S.P. C.P. W.
at-8050111111
BBSR



FIRST PARTY/LAND OWNER

2. Sunita Kumari Patra,
Plot No-514, Nualahi
BBSR

Evos Buildcon Pvt. Ltd
Kalega Khabra
Managing Director

SECOND PARTY/DEVELOPER





27 OCT 2023



ଓଡ଼ିଶା ओडिशा ODISHA

JAGNESWAR ACHARYA
 NOTARY, GOVT. OF INDIA
 BBSR, DIST. KHURDA, ODISHA
 REGD. NO. 7791/2009
 MOB. 8455865287

60AA 044141

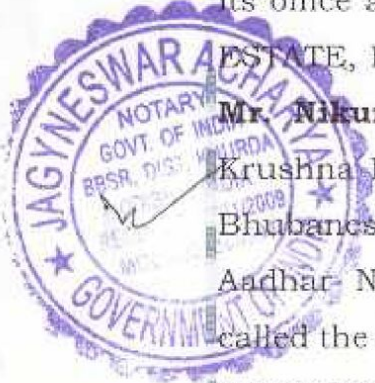
DNT INFRASTRUCTURES PVT. LTD.
 Director

SHARE ALLOCATION AGREEMENT

This agreement is made on this the 27th day of **October, 2023**
 (Two Thousand Twenty Three) at Bhubaneswar.

BY AND BETWEEN

DNT INFRASTRUCTURES (P) LTD., a company registered under the Companies Act, 1956 vide CIN: U45201OR2010PTC011622 , having its office at B/6, SECTOR- A, ZONE-B, MANCHESWAR INDUSTRIAL ESTATE, BHUBANESWAR- 751010, represented through its Director **Mr. Nikunja Kishore Das**, aged about 56 years, S/o. Late Rama Krushna Das, residing at : Plot No: 80-B, HIG Duplex, Baramunda, Bhubaneswar-751003, Dist: Khurda, Odisha, PAN:ABPPD6472K, Aadhar No:2251 8604 1340, By Profession-Business, (hereinafter called the 1st Party which expression shall mean and include her heirs, successors, and representatives etc.) of the **FIRST PARTY/LAND OWNER.**



Evos Buildcon Pvt. Ltd.
 Managing Director
 Kailanga Kishore Das

AND

27 OCT 2023

A 102

DISTRICT TREASURY
KHURDA, BHUBANESWAR

05 SEP 2023

[Signature]
ADDL. TREASURY OFFICER

786
819128

[Signature]
Beilal Con
CP1

Kalanga Keshari Patra

[Signature]
Sarat Chandra Khatei
Stamp Vender
Khandagiri Sub-Registrar Office
Bhubaneswar

JAGAN SIVAR ACHARYA
NOTARY PUBLIC
REGD. NO. 123456
MOB. 9876543210

SHARE ALLOCATION AGREEMENT

THIS AGREEMENT is made on this 05th day of September, 2023
between the undersigned parties, the details of which are as follows:-

1. THE PARTIES TO THIS AGREEMENT ARE:-

1.1 *[Name]* (hereinafter referred to as 'Party A')
1.2 *[Name]* (hereinafter referred to as 'Party B')

2. WHEREAS Party A and Party B are the shareholders of *[Company Name]* (hereinafter referred to as 'the Company') and are entitled to the shares of the Company held by them.

3. WHEREAS Party A and Party B have agreed to allocate the shares of the Company held by them to each other in the following manner:-

3.1 Party A shall allocate *[Number]* shares of the Company to Party B.

3.2 Party B shall allocate *[Number]* shares of the Company to Party A.

4. THE SHARES TO BE ALLOCATED TO EACH PARTY SHALL BE ALLOCATED TO THEM IN THE FOLLOWING MANNER:-

4.1 Party A shall allocate *[Number]* shares of the Company to Party B.

4.2 Party B shall allocate *[Number]* shares of the Company to Party A.

5. THE SHARES TO BE ALLOCATED TO EACH PARTY SHALL BE ALLOCATED TO THEM IN THE FOLLOWING MANNER:-

5.1 Party A shall allocate *[Number]* shares of the Company to Party B.

5.2 Party B shall allocate *[Number]* shares of the Company to Party A.

6. THE SHARES TO BE ALLOCATED TO EACH PARTY SHALL BE ALLOCATED TO THEM IN THE FOLLOWING MANNER:-

6.1 Party A shall allocate *[Number]* shares of the Company to Party B.

6.2 Party B shall allocate *[Number]* shares of the Company to Party A.



[Signature]
Dated: 05/09/2023

[Signature]
Dated: 05/09/2023

M/S EVOS BUILDCON PVT. LTD., a company registered under the Company Act, 1956 having its office at M/76, Baramunda Housing Board Colony, Baramunda, P.S.-Bharatpur, Bhubaneswar, Dist.-Khurda-751003, Odisha,, represented through its Managing Director **Sri. Kalinga Keshari Rath**, aged about 38 years, S/o - Late Kailash Chandra Rath, by Caste- Brahmin, by Profession - Business (**PAN - AACCE5477G**, **Certificate of Incorporation No. - U70101OR2010PTC012674**) by virtue of Regd. IGPA Document No.: **11082208881**, and Regd. Development Agreement Document No: **11082208880**, Dtd: **28.06.2022** at the office of the District Sub-Registrar, Khurda, at Bhubaneswar (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 Regd. Development Agreement vide Document No: **11082208880**, Dtd: **28.06.2022** and have also executed the **Registered IGPA Document No: 11082208881**, Dtd: **28.06.2022** before office of the District Sub-Registrar, Khurda, at Bhubaneswar

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 "**EVOS ALCHEMY**" 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: 01 Nos. of Flat allocated to First Party/Land owner

SL NO	FLAT NO	BLOCK	TOWER	FLOOR	CARPET AREA (IN SQFT)	BUILT-UP AREA (IN SQFT)	PARKING NO
1	605	BLOCK-1	TOWER-2	6 TH	1520	1733	605

IT INFRASTRUCTURES PVT. LTD.

Director

Evos Buildcon Pvt. Ltd

Kalinga Keshari Rath

Managing Director

WHERE AS, after the execution of this share allocation agreement the 1st party shall not have any claim in any manner and nature from 2nd party over the apartment project mentioned above.

AND WHERE AS, 1st party shall bear its 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 Bhubaneswar having effective jurisdiction.

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

SCHEDULE OF PROPERTY

Dist.-Khurda, Mouza-Raghunathpur, R.I Cercle: Balipada, Tahasil-Bhubaneswar, P.S.:New Capital (Now Nandankanan), P.S No:14, Khata No: 729/3969, Plot No: 2210, area: Ac.0.060 decimal., situated within the jurisdiction of Bhubaneswar Development Authority (BDA), Bhubaneswar Municipal Corporation (BMC) and District Sub-Registrar (DSR), Khordha at Bhubaneswar.

Witness

1. Biju K. Patra
S. B. C. Patra
at - 280 Sahakar
BBSR

CVT INFRASTRUCTURES PVT. LTD.

Director

FIRST PARTY/LAND OWNER

Evos Buildcon Pvt. Ltd

Kalanga Reshahi Patra
Managing Director

SECOND PARTY/DEVELOPER

2. Jitendra Kumar Panda
S/o - Suresh Kumar Panda
at - Dalabhadrapur,
Cuttack.



26 OCT 2023



ଓଡ଼ିଶା ओडिशा ODISHA

NOTARY, GOVT. OF INDIA
BBSR, DIST- KHURDA, ODISHA
REGD. NO. 779/2009
MOB. 845588397

62AA 647963

SHARE ALLOCATION AGREEMENT

This agreement is made on this the 26th day of **October**,
2023 (Two Thousand Twenty Three) at Bhubaneswar.

BY AND BETWEEN

Smt. Arundhati Harichandan, aged about 36 years, W/o: Dhiren Kumar Harichandan, D/o- Gandharba Harichandan, resident of Plot No: 1028, Ishwar Bhaban, At/PO/P.S: Nayapalli, Bhubaneswar, Dist: Khurda-751012, by Caste: Khandayat, By Profession: Housewife, Aadhar No:5787 6331 3075 (hereinafter called the 1st Party which expression shall mean and include her heirs, successors, and representatives etc.) of the **FIRST PARTY/LAND OWNER.**

AND

Page 1 of 3



Evos Buildcon Pvt. Ltd
Kalyana Keshari Patra
Managing Director

Arundhati Harichandan

So 63
11/4/23

EVOS BUILDGON PVT. LTD.
BHUBANESWAR

DISTRICT TREASURY
KHURDA, BHUPANESWAR
11 APR 2023
ADDL. TREASURY OFFICER

xalenga keshari pats

C.R. Prusty
C.R. PRUSTY
Stamp Vender
D.S.R. BBSR
ID-56

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SHARE ALLOCATION AGREEMENT

THIS AGREEMENT is made this 11th day of April 2023 between...

WHEREAS the said parties are desirous of...

EVOS BUILDGON PVT. LTD.
Stamp Vender
D.S.R. BBSR
ID-56



M/S EVOS BUILDCON PVT. LTD., a company registered under the Company Act, 1956 having its office at M/76, Baramunda Housing Board Colony, Baramunda, P.S.-Bharatpur, Bhubaneswar, Dist.-Khurda-751003, Odisha,, represented through its Managing Director **Sri. Kalinga Keshari Rath**, aged about 38 years, S/o - Late Kailash Chandra Rath, by Caste- Brahmin, by Profession - Business (**PAN - AACCE5477G, Certificate of Incorporation No. - U70101OR2010PTC012674**) by virtue of Registered IGPA Document No:11082211221, Dtd: 13/08/2022, and Regd. Development Agreement Document No: 11082211220, Dtd: 13/08/2022 at the office of the District Sub-Registrar, Khurda, at Bhubaneswar (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 Regd. Development Agreement vide Document No: 11082211220, Dtd: 13/08/2022 and have also executed the **Registered IGPA Document No:11082211221, Dtd: 13/08/2022** before office of the District Sub-Registrar, Khurda, at Bhubaneswar

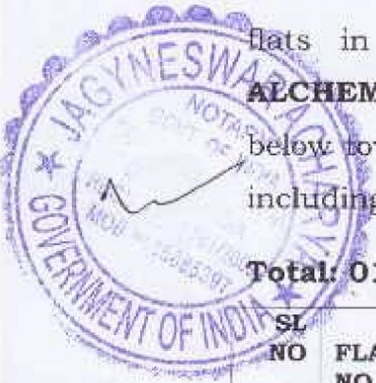
ANDWHERE AS, as per the above referred Development Agreement and Power of Attorney, the parties are entitled to get the following flats in the apartment project named and styled as "**EVOS ALCHEMY**" to be constructed over the plot mentioned in the schedule below towards their full and final entitlement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

Total: 01 Nos. of Flat allocated to First Party/Land owner

SL NO	FLAT NO	BLOCK	TOWER	FLOOR	CARPET AREA (IN SQFT)	PARKIN G NO
1	302	BLOCK-1	TOWER-2	3rd	1449	302

Arunchanti Harichandan

Kalinga Keshari Rath
Evos Buildcon Pvt. Ltd
Managing Director



WHERE AS, after the execution of this share allocation agreement the 1st party shall not have any claim in any manner and nature from 2nd party over the apartment project mentioned above.

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

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

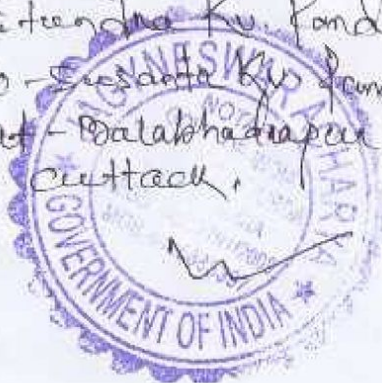
SCHEDULE OF PROPERTY

District-Khurda, Tahasil: Bhubaneswar, Tahasil No:263, Mouza: Raghunathpur, Police Station: New Capital, Police Station No.14, now under Nandankanan Police Station. **Mutation Khata No: 729/4028, Stithiban Plot No: 2206/4080/5402, area: Ac.0.035 decimal,** Kisam: BialiDofasal, within the jurisdiction of Bhubaneswar Development Authority (BDA), and District Sub-Registrar (DSR), Khurda at Bhubaneswar

Witnesses:

1. *Pradyumn Pradhan*
Pradyumn Pradhan
at - 220, S/O H/O
13952 *Arunadhari Harichandan*
FIRST PARTY/LAND OWNER

2. *Jitendra Kumar Panda*
S/O - Suresh Kumar Panda
at - Dalabhadrapur,
Cuttack, *Evos Buildcon Pvt. Ltd.*
Kalinga Keshari Panda
SECOND PARTY/DEVELOPER
Managing Director



JAGNESWAR ACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST. KHURDA, ODISHA
REGD. NO. 7791/009
MOB. 8455885397

26 OCT 2023

भारतीय गैर न्यायिक

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TEN
RUPEES

रु.10

Rs.10



INDIA NON JUDICIAL

REGD. NO. 60AA 044148
MOB. 8455885397

ଓଡ଼ିଶା ओडिशा **SHARE ALLOCATION AGREEMENT**

This agreement is made on this the 26th day of **October, 2023**
(Two Thousand Twenty Three) at Bhubaneswar.

BY AND BETWEEN

Mr. Babuli Charan Padhihari, S/o.: Dhruba Charan Padhihari, resident of Vill: Raghunathpur, P.S: Nandankanan, Bhubaneswar, Dis: Khurda, Odisha, by Caste-Khandayat, by Profession- Business, Aadhar No:7066 3586 1740, PAN No:AQEPP1411E, Contact No:7008643301, (hereinafter called the 1st Party which expression shall mean and include her heirs, successors, and representatives etc.) of the **FIRST PARTY/LAND OWNER.**

AND

M/S EVOS BUILDCON PVT. LTD., a company registered under the Company Act, 1956 having its office at M/76, Baramunda Housing Board Colony, Baramunda, P.S.-Bharatpur, Bhubaneswar, Dist.-Khurda-751003, Odisha,, represented through its Managing Director **Sri. Kalinga Keshari Rath**, aged about 38 years, S/o - Late Kailash Chandra Rath, by Caste- Brahmin, by Profession - Business (PAN - AACCE5477G, Certificate of Incorporation No. -

Babuli Charan Padhihari
Managing Director
Kalinga Keshari Rath
Managing Director

27 OCT 2023

DISTRICT TREASURY
BHUBANESWAR
05 SEP 2023
ADOL. TREASURY OFFICER

779
819103

10/8
Inas Baidya
2 P, 1002

Sarat Chandra Khatol
Stamp Vender
Khandagiri Sub-Registrar Office
Bhubaneswar

Kalanga Keshari Das



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AGNESWAR ACHARYA
NOTARY GOVT. OF INDIA
SR, DIST- KHURDA, ODISHA
REGD. NO. 780172009
MOB. 9855397

U70101OR2010PTC012674) by virtue of Regd. IGPA Document No.:11082203065, and Regd. Development Agreement Document No: 11082203064, Dtd.: 04.03.2022 at the office of the District Sub-Registrar, Khurda, at Bhubaneswar (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 Regd. Development Agreement vide Document No: 11082203064, Dtd: 04.03.2022 and have also executed the **Registered IGPA Document No: 11082203065, Dtd.: 04.03.2022** before office of the District Sub-Registrar, Khurda, at Bhubaneswar

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 "**EVOS ALCHEMY**" 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: 07 Nos. of Flat allocated to First Party/Land owner

FLAT NO	BLOCK	TOWER	FLOOR	CARPET AREA (IN SQFT)	PARKING NO
103	BLOCK-1	TOWER-1	1 st	1468	103
104	BLOCK-1	TOWER-1	1 st	1479	104
105	BLOCK-1	TOWER-1	1 st	1509	105
106	BLOCK-1	TOWER-1	1 st	1520	106
204	BLOCK-1	TOWER-1	2 nd	1450	204
205	BLOCK-1	TOWER-1	2 nd	1520	205
206	BLOCK-1	TOWER-1	2 nd	1490	206

Total of 7(seven) Nos. of Flat and consideration amount of **Rs.68,00,000/-** (Rupee Sixty-Eight lakh) only against the balance carpet area of 1084 sqft, after deducting Rs.17,00,000/- (Rupees Seventeen Lakh) advance amount. The balance payment will be paid by the Second party/Developer to First Party/Land owner, after handover of possession of his share.

Manabuli Channing Purohitan

Evos Buildcon Pvt. Ltd
Kalanga Kishore Patil
Managing Director

AGNESWAR ACHARYA
NOTARY GOVT. OF INDIA
SR, DIST- KHURDA, ODISHA
REGD. NO. 780172009
MOB. 9855397

WHERE AS, after the execution of this share allocation agreement the 1st party shall not have any claim in any manner and nature from 2nd party over the apartment project mentioned above.

AND WHERE AS, 1st party shall bear his 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 Bhubaneswar having effective jurisdiction.

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

SCHEDULE OF PROPERTY

Mouza-Raghunathpur, Police Station: New Capital, Police Station No.14, now under Nandankanan Police Station, Tahasil-Bhubaneswar, Tahasil No:-263, District-Khordha(Odisha), within the jurisdiction of Bhubaneswar Development Authority (BDA), Bhubaneswar Municipal Corporation (BMC) and District Sub-Registrar (DSR), Khordha at Bhubaneswar.

1. Settlement Khata No. 190, Plot No: 2208, Kisam- Gharabari, Area A0.172 dec.
2. Mutation Khata No. 729/952, Plot No: 2208/3451, Kisam- Gharabari, Area A0.060 dec out of area A0.120 decimals.
3. Settlement Khata No. 57, Plot No: 2220, Kisam- Gharabari, area A0.190 dec.

Total :- 1(one) Mouza, 3 (Three) Nos. Khata, 3 (Three) Nos. Plot, total area: Ac0.422 dec

Witness

1.

ପିତାମହ ଶ୍ରୀ ପ୍ରମୋଦ
ଶ୍ରୀ B.C ପାଠି
ଶ୍ରୀ ସତ୍ୟନାଥ ମହାପାତ୍ର
BBSR

Babuli charan panchikani

FIRST PARTY/LAND OWNER

Evos Buildcon Pvt. Ltd

Kalanga Keshari Patra

Managing Director

2.

ଶ୍ରୀ କୁଞ୍ଜବିହାରୀ ପାଠି

ଶ୍ରୀ ସତ୍ୟନାଥ ମହାପାତ୍ର

SECOND PARTY/DEVELOPER

JAGNESWAR ACHARYA

NOTARY, GOVT OF INDIA

BBSR, DIST- KHURDA, ODISHA

REGD. NO. 7791/2009

MOB. 8455885397



ଓଡ଼ିଶା ओडिशा ODISHA

Jagyneshwar Acharya
 Notary, Govt. Of India
 Odisha, BBSR, Dist-Khurda
 Regd.No.-7791/2009
 Mob:-9861006174

P 079403

REVISED

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is made on this 07th day of November, 2023 at Bhubaneswar.

BY AND BETWEEN

OCEAN CAPITAL MARKET LIMITED, a company registered under the Companies Act, 1956 vide CIN: U65900OR1996PLC014016, having its office at A-6, COMMERCIAL ESTATE, Civil Township, Rourkela, Dist: Sundargarh, Odisha-769004, represented through its Managing Director **SriDiptiRanjan Patnaik**, aged about 72 years, S/o: Late BrajaBandhuPattnaik, PAN: AIJPP6748D, Aadhar No: 4947 0090 2629, by Profession-Business, which expression shall unless excluded before repugnant to the context mean and includes his heirs, successors, assignees and representatives, etc.) Party of the **FIRST PART. / FIRST PART.**

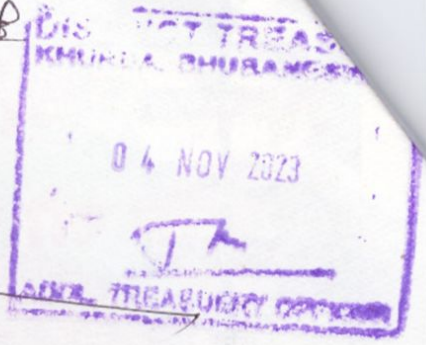
OCEAN CAPITAL MARKET LTD.
[Signature]
 Managing Director

Evos Buildcon Pvt. Ltd.
[Signature]
 Managing Director



2579
27/11/23

as per
Fwas Subd in
Pvt Act



Kalenga Keshari Patra

Sarat Chandra Khater
Stamp Vender
Khandagiri Stn-Registrar Office
Bhubaneswar

nk patra

Director
Registrar
Bhubaneswar



Jagyneshwar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khurda
Regd. No.-779/12009
Mob:-9861006174

AND

M/s. EVOS Buildcon Pvt.Ltd., a company registered under the Companies Act,1956 Vide CIN : U70101OR2010PTC012674 (PAN- AACCE5477G) having its office at Plot No:- M/76, Baramunda Housing Board Colony, Baramunda, P.S.- Khandagiri, Bhubaneswar, Dist.- Khurda,Odisha, presented through its Managing Director **SRI KALINGA KESHARI RATH**, aged about 39 years, S/o - Late Kailash Chandra Rath, Permanent resident of Flat No.-202, "Olive Enclave", G.A Plot No.-11, Chandrasekharapur, Bhubaneswar, Odisha by Caste - Brahmin, by Profession - Business, (which expression unless excluded-by or repugnant to the subject or context shall mean and include their legal heirs, successors, executors, representatives, assignees etc) party of the **SECOND PART**.

OCEAN CAPITAL MARKET LTD.

Kalinga Keshari Rath
Managing Director

NOW THIS MEMORANDUM OF UNDERSTANDING WITNESSES, RECORDS, GOVERNS ANDBINDS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS FOLLOWS:

DATE OF COMMENCEMENT: This MoU shall commence and/or shall be deemed to have commenced on and with effect from **(07/11/2023)** and valid for **36** months.

WHEREAS, the Developer company invited the Party of the First Part/Investor to make an investment into the company by the way purchasing some landed properties situated at Mouza-Raghunathpur, under District Sub-Registrar, Khurda at Bhubaneswar, Tahasil: Bhubaneswar, Dist.-Khurda, which are more fully and more particularly described in the below mentioned schedule of property.

Evos Buildcon Pvt. Ltd.
Kalinga Keshari Rath
Managing Director

AND WHEREAS, the Party of the First Part/Investor have declared and represented that, he will purchase the property mentioned in the scheduled below from the recorded tenants/land

NOTARY
Jagyneshwar Acharya
Regd No.:779/12009
Dist-Khurda
BBSR, Odisha
M-9861006174
GOVERNMENT OF INDIA

Jagyneshwar Acharya
Notary, Govt. Of India
Odisha, BBSR, Bait Khurda
Regd.No.-7791/2009
Mob:-9861006174

owners and also declared that to execute Irrevocable General Power Of Attorney and Development Agreement in favour of the SECOND PARTY/ Developer.

AND WHEREAS, that, the SECOND PARTY/ Developer being a developer having expertise in real estate business is agreed upon to develop the said schedule of property by way of constructing multi-storey/high rise buildings subject to the terms and conditions appearing hereinafter.

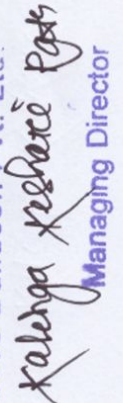
NOW, THEREFORE, THIS DOCUMENT WITNESSETH AND THE PARTIES HERETO AGREE AND DECLARE AS UNDER :

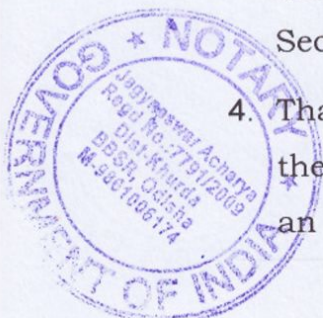
1. That, the party of the First Part/Investor, purchased the schedule of property mentioned below and the party of the Second part will develop the said schedule of property by way of constructing multi-storey/high rise buildings as per the approved plan from the BDA and ORERA.
2. That, the party of the First Part purchased the below mentioned scheduled of property directly from the recorded tenants/land owners by paying total consideration money and also bear the Registration Expenses, Development Cost, GST, Parking Space cost, Club Membership and other Government Fees and immediately on same day shall hand over the physical possession over the schedule of property and also execute the Irrevocable General Power of Attorney along with the Development Agreement in the name of the Second party/Builder.
3. That, the First Party hereby agreed to handed over all original documents including sale deed and other link documents to the Second party/Builder.
4. That, the party of the First Part will invest by way of purchasing the below mentioned scheduled of property approximately for an area of **Ac3.005 decimal @ Rs.5,90,000/-** per acre. The

OCEAN CAPITAL MARKET LTD.


Managing Director

Evos Buildcon Pvt. Ltd.


Managing Director



total investment will be made by the 1st party was Rs.17,70,00,000/- (Rupees Seventeen Crore Seventy lakh) only. On the above, the registration fee and other government charges was extra, which was borne by the 1st party.

5. That, the party of the Second Part, will return on the above investment amount by way of allocating 36000 sqft Builtup area or Rs.21,69,33,333/- (rupees twenty-One Crore Sixty-Nine lakh thirty-Three Thousand Three Hundred Thirty-Three only) @1 Acre of land. The total return on investment will be 108,000 sqft Built up area or Rs.65,08,00,000/- (rupees Sixty Five Crore Eight Lakh) only.
6. That, it is also agreed by the parties that repayment of above invested amount by the party of the 2nd part shall be started after 2 years from the date of approval of plan from B.D.A.. as per CLP(Construction Link payment Plan). The time to be allotted to the 2nd part to return the invested amount will be maximum 5 (five) years from the date of this MoU.
7. This memorandum of understanding remains is the only contract and understanding between the Parties for the below mentioned properties. All previous discussions and writings, if any, stand revoked and replaces by this MoU. The provisions of this MoU shall remain binding upon the parties unless modified in writing by bilateral instruments.
8. That, the Investor/First Party and the Developer/Second party have entered into this MoU purely on principal to principal basis and nothing stated herein shall be deemed or construed as a partnership between the Developer/Second party and the Investor/First party in any manner nor will it constitute an association of persons.

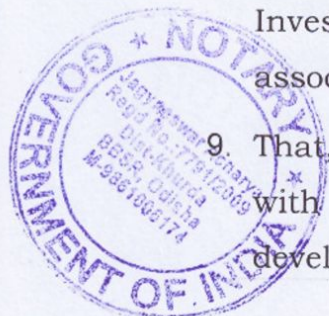
9. That, the First Party/ Investor shall not in any way interfere with and/or cause obstruction in the construction or development work. However by virtue of this MoU the Investor

OCEAN CAPITAL MARKET LTD.

Managing Director

Evos Buidcon Pvt. Ltd.

Managing Director
Kalega Kesheri



Jagyneswar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khurda
Regd.No.-7791/2009
Mob:-9861006174

through its duly authorized agent(s) will be entitled to enter into the Said Land to inspect and verify the progress of the Said Project from time to time.

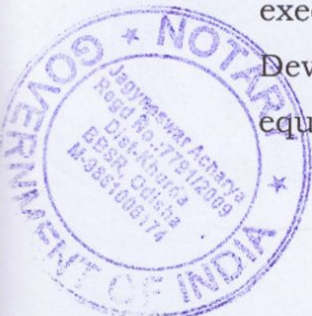
10. That, neither the Investor shall interfere in any manner, if the developer/Second party sale the project with a saleable market price nor also the Investor claim for the profit out of the said sale amount.
11. That, in case, any of the parties hereto commit breach of this MoU, the said party shall be liable to pay damages to the other. However, this would be besides the right of the parties to enforce specific performance of this MoU.
12. That, the MoU is made in duplicate and one each of the same duly signed by all the parties shall remain in custody of each of the parties.
13. That, the jurisdiction of this MoU shall be only at Bhubaneswar.
14. That, any dispute arising out this agreement shall be referred to the arbitration proceedings to be held in accordance with the Arbitration and Conciliation Act, 1996 or any subsequent enactment or amendment thereto. The decision of the arbitrator shall be final and binding upon both the parties. The venue of arbitration proceedings shall be at Bhubaneswar and the language for such arbitration proceeding shall be English only.
15. That, in case of failure of arbitration the dispute shall be settled in competent court at Bhubaneswar having effective jurisdiction.
16. That, the stamp duty, other costs and expenses for preparation, execution and registration of the Irrevocable GPA and Development Agreement shall be borne by both the parties equally.

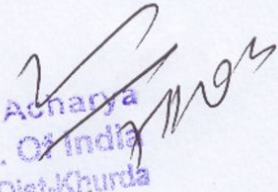
OCEAN CAPITAL MARKET LTD.

[Signature]
Managing Director

Evos Buildcon Pvt. Ltd.

[Signature]
Managing Director




 Jagyneshwar Acharya
 Notary, Govt. Of India
 Odisha, BBSR, Dist-Khurda
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SCHEDULE OF PROPERTY

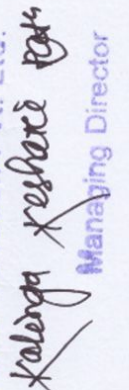
District-Khurda, Tahasil: Bhubaneswar, Tahasil No:263, Mouza: Raghunathpur, Police Station: New Capital, Police Station No.14, now under Nandankanan Police Station, within the jurisdiction of Bhubaneswar Development Authority (BDA), Bhubaneswar Municipal Corporation (BMC) and District Sub-Registrar (DSR), Khordha at Bhubaneswar.

SL No:	Khata No	Plot No	Kisam	Area:
1	729/4057	2205	Gharabari	Ac0.170 dec
2	729/4057	2206	Gharabari	Ac0.182 dec
3	729/4220	2208/5535	Gharabari	Ac0.233 dec
4	729/3855	2218	Gharabari	Ac0.220 dec
5	729/3853	2210/3400	Gharabari	Ac0.380 dec
6	729/4096	2217	Gharabari	Ac0.110 dec
7	729/3926	2200	Gharabari	Ac0.230 dec
8	729/3926	2201/2555	Gharabari	Ac0.090 dec
9	729/3926	2202	Gharabari	Ac0.200 dec
10	729/3926	2203	Gharabari	Ac0.380 dec
11	729/3926	2204	Gharabari	Ac0.150 dec
12	729/3926	2205/3667	Gharabari	Ac0.170 dec
13	729/3926	2222	Gharabari	Ac0.140 dec
14	729/3922	2221	Gharabari	Ac0.110 dec
15	729/3922	2173	Gharabari	Ac0.080 dec
16	729/4017	2215	Gharabari	Ac0.080 dec
17	729/4017	2216	Gharabari	Ac0.080 dec
Total Area				Ac.3.005 dec

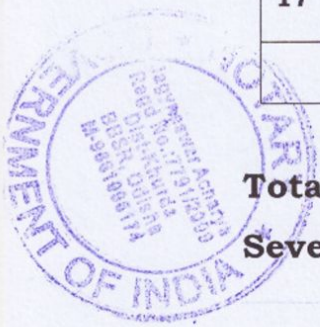
OCEAN CAPITAL MARKET LTD.


 Managing Director

Evos Buidcon Pvt. Ltd.


 Managing Director

Total :- 1(one) Mouza, 08 (Eight) Nos. of Khata, Seventeen (17) Nos. of Plot, total area: Ac.3.005 decimal.



Jagyneshwar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khurda
Regd.No.-7791/2009
Mob:-9861006174

IN WITNESSES WHEREOF, the parties have put their respective seal and sign without coercion, hesitation, with free will and mind on this the day month and year first above mentioned in presence of following witnesses and others.

WITNESSES

1. Bisoy K Patni
50-B-C Paji
A-780 Sahay Har
P.P.S.R

OCEAN CAPITAL MARKET LTD.
[Signature]
Managing Director
Signature of the First Party

2. *[Signature]*
NITH CHANDRA PATNAIK
SPLATE SUBAR CHANDRA PATNAIK
FLAT NO # C/08, CHANDRAMA
K HARYEL NAGAR
Bhubaneswar-751001

Evos Buildcon Pvt. Ltd.
[Signature]
Managing Director
Signature of the Second Party

Certified that the Executants are my clients and as per their instructions, I prepared this MoU which are explained to them in vernacular language and after found correct, they put their signatures on the respective columns.

[Signature]

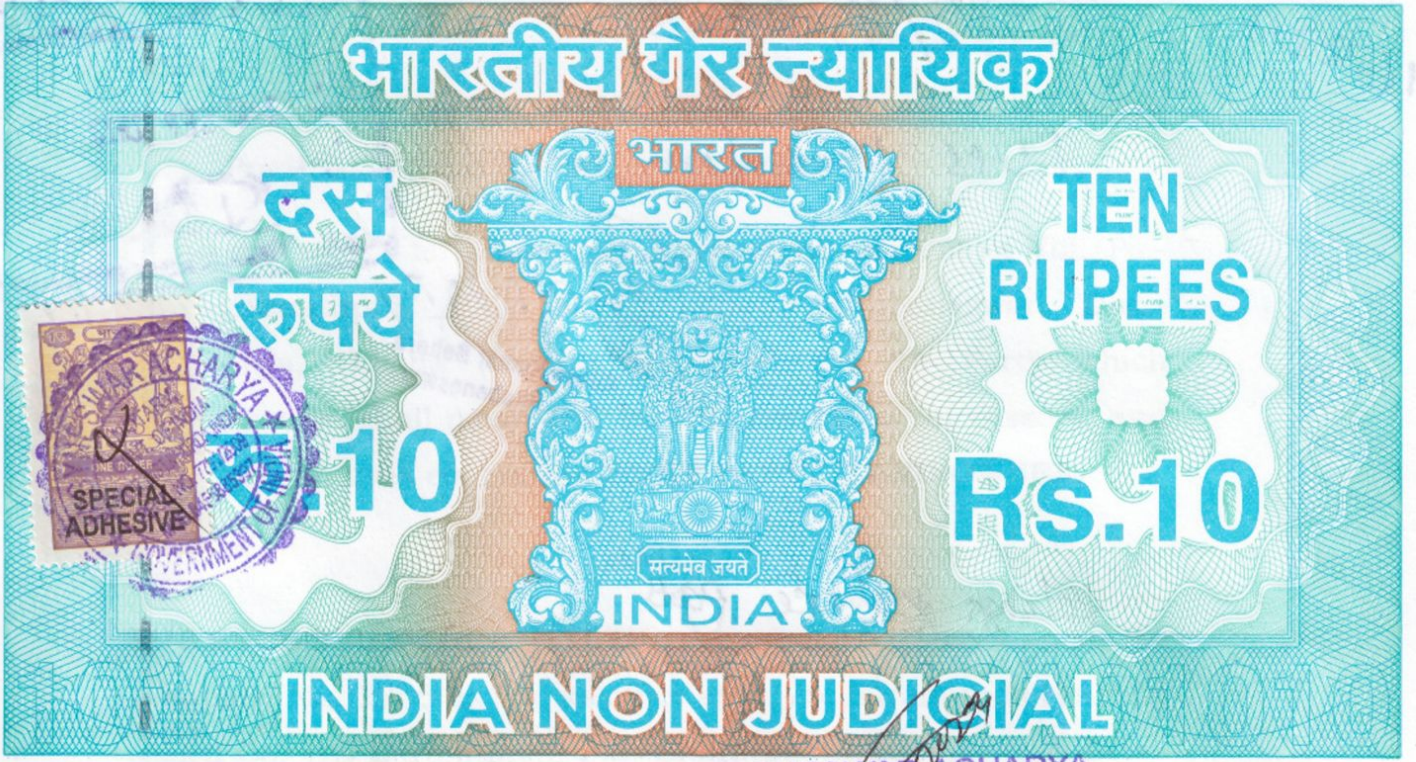
Advocate



[Signature]

Jagyneshwar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khurda
Regd.No.-7791/2009
Mob:-9861006174

07 NOV 2023



ଓଡ଼ିଶା ओडिशा ODISHA

JAGYNESWAR ACHARYA
 NOTARY, GOVT. OF INDIA
 BBSR, DIST. KHURDA, ODISHA 751008
 REGD. NO. 7791/2009
 MOB. 8455885397

ନାନା କ୍ରିଷ୍ଣଚନ୍ଦ୍ର
 Bulu Pradhan
 Bablu Pradhan
 Rosmita Pradhan

SHARE ALLOCATION AGREEMENT

This agreement is made on this the 7th day of **November**,
2023 (Two Thousand Twenty-Three) at Bhubaneswar.

BY AND BETWEEN

- Babaji Pradhan**, aged about 60 years, S/o: Late Sudarshan Pradhan, Aadhar No: 5642-6752-2283.
- Bulu Pradhan**, aged about 23 years, S/o- Babaji Pradhan, Aadhar No: 7014-1723-0748.
- Bablu Pradhan**, aged about 24 years, S/o- Babaji Pradhan, Aadhar No: 2477-9175-8910

Evos Buidcon Pvt. Ltd.
 Kalanga Keshari Patra
 Managing Director

07 NOV 2023

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29/9/2023

EVOS Occident.



Bijaya Kumar Behera
Bijaya Kumar Behera
S.V., Bhubaneswar

Kalanga kshetrate pat

JAGANSHAR ACHARYA
NOTARY GOVT OF INDIA
REGD. NO. 778/1508
MOB. 845885397



Kalanga Kshetrate Pat
EVOS Occident Pvt Ltd

4. **Rashmita Pradhan**, aged about 22 years, D/o- Babaji Pradhan, Aadhar No; 2616-6432-0252

All are By Caste: Khandayat, permanent resident of Vill./Po.- Raghunathpur, P.S.: Nandankanan, Bhubaneswar, Dist.- Khurda, Odisha (hereinafter called the 1st Party which expression shall mean and include her heirs, successors, and representatives etc.) of the **FIRST PARTY/LAND OWNER.**

AND

M/S EVOS BUILDCON PVT. LTD., a company registered under the Company Act, 1956 having its office at M/76, Baramunda Housing Board Colony, Baramunda, P.S.-Bharatpur, Bhubaneswar, Dist.- Khurda-751003, Odisha,, represented through its Managing Director **Sri. Kalinga Keshari Rath**, aged about 38 years, S/o - Late Kailash Chandra Rath, by Caste- Brahmin, by Profession - Business (**PAN - AACCE5477G, Certificate of Incorporation No. - U70101OR2010PTC012674**) by virtue of Regd. IGPA Document No.:11082301262, and Regd. Development Agreement Document No: 11082301263, Dtd.: 24/01/2023 at the office of the District Sub-Registrar, Khurda, at Bhubaneswar (hereinafter called the 2nd Parties which expression shall mean and include its heirs, successors, and representatives etc.) of the

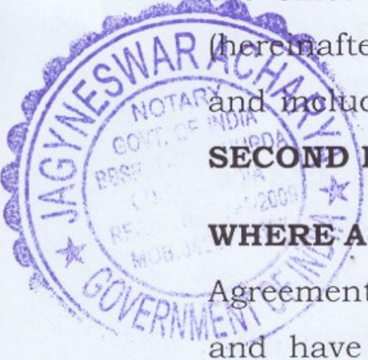
SECOND PARTY/DEVELOPER.

WHERE AS, both the parties has entered into a Regd. Development Agreement vide Document No: 11082301263, Dtd.: 24/01/2023 and have also executed the **Registered IGPA Document No: 11082301262, Dtd.: 24/01/2023** before office of the District Sub-Registrar, Khurda, at Bhubaneswar

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 "**EVOS**

କାଳିଂ କେଶରୀ ରାଥ
BULU Pradhan
Babul Pradhan
Rashmita Pradhan

Evos Buildcon Pvt. Ltd.
Kalinga Keshari Rath
Managing Director



ALCHEMY” 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: 09 Nos. of Flat allocated to First Party/Land owner

FLAT NO	BLOCK	TOWER	FLOOR	CARPET AREA (IN SQFT)	BUILT-UP AREA (IN SQFT)	PARKING NO
503	BLOCK-1	TOWER-1	5 th	1468	1685	503
504	BLOCK-1	TOWER-1	5 th	1479	1651	504
605	BLOCK-1	TOWER-1	6 th	1509	1733	605
606	BLOCK-1	TOWER-1	6 th	1520	1687	606
804	BLOCK-1	TOWER-1	8 th	1450	1653	804
805	BLOCK-1	TOWER-1	8 th	1520	1687	805
1003	BLOCK-1	TOWER-1	10 th	1490	1675	1003
1004	BLOCK-1	TOWER-1	10 th	1490	1675	1004
905	BLOCK-1	TOWER-2	9 TH	1510	1687	905

Except the above 9(nine) Nos. of Flat another 1(one) 3 BHK Flat allotted to 1st party shall be sold to the 2nd party for consideration amount of **Rs.90,00,000/- (Rupee Ninety Lakh) only** and after deducting **Rs:40,00,000/- (Rupees Forty Lakh)** advance amount for 1(one) no. of 3 BHK Flat, the balance payment of **Rs.50,00,000/- (Rupee Fifty Lakh) only** shall be paid by the Second party/Developer to First Party/Land owner, within November,2023.

ଶ୍ରୀମତୀ ପ୍ରଦୀପା
 BULU Pradhan
 Bobal Pradhan
 Rosmita Pradhan

WHERE AS, after the execution of this share allocation agreement the 1st party shall not have any claim in any manner and nature from 2nd party over the apartment project mentioned above.

Evos Buildcon Pvt. Ltd.
 Kalyana Keshari Das
 Managing Director

AND WHERE AS, the 2nd party shall bear GST liability as applicable to the share allocated to the 1st party.

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



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

SCHEDULE OF PROPERTY

Mouza: Raghunathpur, Police Station: New Capital, Police Station No.14, now under Nandankanan Police Station, Tahasil: Bhubaneswar, Tahasil No:263, District-Khordha (Odisha), within the jurisdiction of Bhubaneswar Development Authority (BDA), Bhubaneswar Municipal Corporation (BMC) and District Sub-Registrar (DSR), Khordha at Bhubaneswar.

1. Khata No: 729/3192, Plot No: 2211/3619, Kisam: Gharabari, Area: Ac.0.054 decimal (Full Plot)
2. Khata No: 729/3199, Plot No: 2212/4671, Kisam: Gharabari, Area: Ac.0.032 decimal (Full Plot)
3. Khata No: 729/4071, Plot No: 2213/3620, Kisam: Gharabari, Area: Ac.0.103 decimal(Full plot) and Plot No: 2111/3607, Kisam: Gharabari, Area: Ac.0.120 decimal(Full plot)

Total : One (1) Mouza, 3 Khatas, 4 Plots, AreaAc0.309 decimal.

Witnesses

1. Bisoy to Pajhi
So - B. C Pajhi
At - 780 Sahew Hal
BBSR

ନାମା ବିଷୟ
BULU Pradhan
Babul Pradhan
Rasmita Pradhan

FIRST PARTY/LAND OWNER

2. Sunend Nath Pradhan
CU - Shri Pradhan

Evos Buildcon Pvt. Ltd.
Kalinga Keshari Pradhan
Managing Director

SECOND PARTY/DEVELOPER

- AT/PO - Raghunathpur
Nandankanan

