27 OCT 2023

भारतीय गैर न्यायिक

भारत

दस रुपये

TEN RUPEES

रु.10

Rs.10

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

SPECIAL ADHESIVE

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

ଓଡ଼ିଶା ओडिशा ODISHA

62AA 647965

Ranajit Kumar Harichandan

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: ACHPH3069H, Contact No: 94383 21896(hereinafter called the 1st Party which expression shall meanand include his heirs, successors, and representatives etc.) of the **FIRST PARTY/LAND OWNER.**

JAGYNESWAR ACHARYA NOTARY GOVT. OF INDIA BBSR, DIST- KHURDA REGD. NO. 779/2009 MOB. 8455885397 GOVERNMENT OF INDIA

Evos Buildcon Pvt. Ltd
Kalenga Keshari Pook
Managing Director

5065
11/4/23

EVOS BUILDCON PVT. LTD.
BHUBANESWAR

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

Kalinga Kishori Pati

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

JAGNESWAR ACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST- KHURDA, ODISHA
REGD. NO. 7221/2009
MOB. 8455885397

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.**

Ranjit Kumar Harichandan

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.

Evos Buildcon Pvt. Ltd
Kalinga Keshari Rath
Managing Director

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.

JAGN... ...ARYA
NOTARY, GO... INDIA
BBSR, DIST- KHURDA, ODISHA
REGD. NO. 7704/2009
MOB. 8455885397

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 partyover 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. Bijoy Pati
S/o- B. Pati
at - 780 Complex
BBSR

Ranajit Kumar Hanichandan

FIRST PARTY/LAND OWNER

Evos Buildcon Pvt. Ltd
Kalinga Keshari Pati
Managing Director

SECOND PARTY/DEVELOPER

2. Titunendra Kumar Pandey
S/o- Sasanta Kr. Pandey
at- Balabhadrapur
Cuttack

2 6 OCT 2023

भारतीय गैर न्यायिक

भारत

दस रुपये

TEN RUPEES

रु. 10

Rs.10

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

ओड़िशा ओडिशा ODISHA

JAGNESWAR ACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST- KHURDA, ODISHA
REGD. NO. 7391/2009
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 meanand include her heirs, successors, and representatives etc.) of the **FIRST PARTY/LAND OWNER.**

AND

Secretary
Kalinga Institute of Industrial Technology
Bhubaneswar-751024

Evos Buildcon Pvt. Ltd
Kalinga Keshari Patra
Managing Director

16854

29/9/2023

DISTRICT TREASURY
KHURDA, BHUBANESWAR
14 SEP 2023
ADDL. TREASURY OFFICER

EVOS Build cm

Bijaya Kumar Behera
S.V., Bhubaneswar

Kalinga Kesharee Pgs

JAGNESWAR ACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST- KHURDA, ODISHA
REGD. NO. 77912009
MOB. 8455885397

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.**

Secretary
Kalinga Institute of Industrial Technology
Bhubaneswar-751024

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 respectiveParking Space and common areas.

JAGYNESWAR ACHARYA NOTARY GOVT. OF INDIA BBSR DIST KHURDA REGD. GOVERNMENT OF INDIA

Evos Buildcon Pvt. Ltd
Managing Director

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	1st	1728	1880	101
2	102	BLOCK-2	TOWER-3	1st	1720	1900	102
3	103	BLOCK-2	TOWER-3	1st	1479	1598	103
4	104	BLOCK-2	TOWER-3	1st	1467	1647	104
5	105	BLOCK-2	TOWER-3	1st	1519	1638	105
6	106	BLOCK-2	TOWER-3	1st	1509	1689	106
7	201	BLOCK-2	TOWER-3	2nd	1698	1870	201
8	202	BLOCK-2	TOWER-3	2nd	1728	1880	202
9	203	BLOCK-2	TOWER-3	2nd	1449	1621	203

JAGNESWAR ACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST- KHURDA, ODISHA
REGD. NO. 7791/2009
MOB. 8455985397

10	204	BLOCK-2	TOWER-3	2nd	1478	1597	204
11	205	BLOCK-2	TOWER-3	2nd	1490	1661	205
12	206	BLOCK-2	TOWER-3	2nd	1520	1640	206
13	301	BLOCK-2	TOWER-3	3rd	1728	1880	301
14	302	BLOCK-2	TOWER-3	3rd	1720	1900	302
15	303	BLOCK-2	TOWER-3	3rd	1479	1598	303
16	304	BLOCK-2	TOWER-3	3rd	1467	1647	304
17	305	BLOCK-2	TOWER-3	3rd	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 partyover 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. Trilochan Ray
S/o- L K.M. Ray
Plot No. 560/2096
Patia, BBSR-31

FIRST PARTY/LAND OWNER

Secretary
Kalinga Institute of Industrial Technology
Bhubaneswar-751024

2. Bijoy Pani
S/o- B.C. Pani
at- 780 Sam Vihar
BBSR

SECOND PARTY/DEVELOPER

JAGNESWAR ACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST- KHURDA, ODISHA
REGD. NO. 7791/2009
MOB. 8455985397

Evos Buildcon Pvt. Ltd
Kalinga Keshari Patra
Managing Director

20 OCT 2023

भारतीय गैर न्यायिक

भारत

दस रुपये

TEN RUPEES

रु.10

Rs.10

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

SPECIAL ADHESIVE

ओडिशा ODISHA

60AA 044151

NOTARY GOVT. OF INDIA DIST-KHURDA, BHUBANESWAR, ORISSA REGD. NO. 1791/2009 MOB. 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

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

Susanta Kr Patra

Evos Buildcon Pvt. Ltd
Managing Director

JAGYNESWAR ACHARYA NOTARY GOVT. OF INDIA DIST. KHURDA REGD. NO. 1791/2009 MOB. 9455085397 GOVERNMENT OF INDIA

776
8/9/23

Evos Buildcon

Sarat Chandra Khatei
Stamp Vender
Khandagiri Sub-Registrar Office
Bhubaneswar

DISTRICT TREASURY
BHURDA, BHUBANESWAR
05 SEP 2023
ADDL. TREASURY OFFICER

Kalinga Kesharee Pots

JAGYNESWAR ACHARYA
NOTARY GOVT. OF INDIA
DIST-KHURDA, BBSR, ORISSA
REGD. 791/2009
M. 9861006174

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.**

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
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	7th	1468	703
704	BLOCK-1	TOWER-2	7th	1480	704
705	BLOCK-1	TOWER-2	7th	1510	705
706	BLOCK-1	TOWER-2	7th	1520	706

JAGYNESWAR ACHARY
NOTARY GOVT. OF INDIA
DIST-KHURDA, ORISSA
REGD. NO. 1791/2009

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
Nuagaon, Vijay Bihar
Lane-2
Khordha, B.B.S.R

2. Bijoy Kr Pathi
S/o B.C Pathi
Qr-780 Sahid Nagar
BBSR

Sreeparna Patra
FIRST PARTY/LAND OWNER

Evos Buildcon Pvt. Ltd
Kalinga Keshari Patra
Managing Director

SECOND PARTY/DEVELOPER

JAGYNESWAR ACHARYA NOTARY GOVT OF INDIA REGD. NO. 1791/2009 GOVERNMENT OF INDIA

JAGYNESWAR ACHARY
NOTARY GOVT. OF INDIA
DIST-KHURDA, ORISSA
REGD. NO. 1791/2009

2 6 OCT 2023

भारतीय गैर न्यायिक

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TEN RUPEES

Rs.10

INDIA

INDIA NON JUDICIAL

SPECIAL ADHESIVE

JAGNESWAR ACHARYA
NOTARY, GOVT OF INDIA
BBSR, DISTRICT-KHURDA, ODISHA
R6SP No. 1761/2009
MOB. 8455885397

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 -**

Evos Buildcon Pvt. Ltd
Kalinga Keshari Rath
Managing Director

16855

29/9/2023

EVOS Bundey

Bijaya Kumar Behera
S.V., Bhubaneswar

Kalinga Keshari Patt

DISTRICT TREASURY
BHUBANESWAR
14 SEP 2023
ADDL. TREASURY OFFICER

JAGNESWAR ACHARYA
NOTARY, GOVT. OF INDIA
BBSR, 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	1st	1468	103
104	BLOCK-1	TOWER-2	1st	1479	104
105	BLOCK-1	TOWER-2	1st	1509	105
106	BLOCK-1	TOWER-2	1st	1520	106
404	BLOCK-1	TOWER-2	4th	1450	404
405	BLOCK-1	TOWER-2	4th	1520	405
503	BLOCK-1	TOWER-2	5th	1490	503
504	BLOCK-1	TOWER-2	5th	1520	504
604	BLOCK-1	TOWER-2	6th	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

Evos Buildcon Pvt. Ltd
Managing Director

JAGNESWAR ACHARYA NOTARY GOVT. OF INDIA

amount. The balance payment will be paid by the second 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. Badrinei charan pradhan
S/o - Dhruba Ch pradhan
At/po - Raghunath pur
Khurda, 752024

FIRST PARTY/LAND OWNER

Evos Buildcon Pvt. Ltd
Managing Director

2. Pradip Kumar Pani
S/o - B. C Pani
At - 780 Sahanthar
BBSR

SECOND PARTY/DEVELOPER

JAGNESWAR ACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST- KHURDA, ODISHA
REGD. NO. 7091/2009
MOB. 8455885397

25 OCT 2023 25 OCT 2023

भारतीय गैर न्यायिक

दस रुपये रु.10

TEN RUPEES Rs.10

INDIA NON JUDICIAL

ओडिशा ODISHA

JAGNESWAR ACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST. KHURDA, ODISHA
REGD. NO. 7791/2009
MOB. 8455985397

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

Nihar Kanta Padhihari
Tusar Kanta Padhihari
Jharana Padhihari

AND

788
8/8/23

Home Builder

Sarat Chandra Khatei
Stamp Vender
Khandagiri Sub-Registrar Office
Bhubaneswar

Kalinga Resharch Case

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

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

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
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.

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	3rd	1468	103
306	BLOCK-1	TOWER-2	3rd	1479	104
1303	BLOCK-1	TOWER-1	13th	1509	105
1304	BLOCK-1	TOWER-1	13th	1520	106

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

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. Bijoy Kr Padhi
S/o Bachaka Ch. Pani
At Bhasahi Khur

ତୁଷାର କାନ୍ତ ପଢିହାରୀ

Tushar Kanta Padhihari.

Nihar Kanta Padhihari

FIRST PARTY/LAND OWNER

Evos Buildcon Pvt. Ltd
Kalinga Keshari Pati
Managing Director

SECOND PARTY/DEVELOPER

2. Jitendra Ku. Pandey
S/o - Sasanta Ku. Pandey
at Maitabhadrapur
Cuttack.

JAGNESWAR ACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST-KHURDA, ODISHA
REGD.

27 OCT 2023

भारतीय गैर न्यायिक

भारत

दस रुपये

TEN RUPEES

रु. 10

Rs.10

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

SPECIAL ADHESIVE

ओड़िशा ओडिशा ODISHA

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

60AA 726204

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

Evos Buildcon Pvt. Ltd.
Managing Director

16765 29/9/2023

DISTRICT TREASURY
KHURDA, BHUBANESWAR
14 SEP 2023
LOCAL TREASURY OFFICE

Evos Buildcon Pvt. Ltd.

29/9/2023
Bijaya Kumar Behera
S.V., Bhubaneswar

Kalinga Kusharee pats

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

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.

Evos Buildcon Pvt. Ltd.
Managing Director

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	3RD	1468	303
2	304	BLOCK-1	TOWER-1	3RD	1479	304
3	305	BLOCK-1	TOWER-1	3RD	1509	305
4	404	BLOCK-1	TOWER-1	4TH	1469	404
5	405	BLOCK-1	TOWER-1	4TH	1520	405
6	1804	BLOCK-1	TOWER-1	18TH	1469	1804
			TOTAL	CARPET	8914	SQFT

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. Bijay Kumar Pani
S/o- B C Pani
[illegible]

JAGNESWAR ACHARYA
NOTARY
GOVT. OF INDIA
BBSR, DIST- KHURDA
ODISHA
REGD. NO. [illegible]/2009
MOB. [illegible]
GOVERNMENT OF INDIA

2. Arunma Kumar Panda
S/o- Sucanta Ku. Panda
at - Prabhudhanagar
Cuttack

FIRST PARTY/LAND OWNER

Evos Buildcon Pvt. Ltd.
Kalinga Keshari Pati
Managing Director

SECOND PARTY/DEVELOPER

JAGNESWAR ACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST- KHURDA, ODISHA
REGD. NO. [illegible]/2009
MOB. 8455[illegible]397

20 OCT 2023

भारतीय गैर न्यायिक

भारत

दस रुपये

TEN RUPEES

रु.10

Rs.10

SPECIAL ADHESIVE

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

ଓଡ଼ିଶା ओडिशा ODISHA

GOAA 044143

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.**

Evos Buildcon Pvt. Ltd
Managing Director

784
8/8/23

Final Bill of
(21 Pages)

DISTRICT TREASURY
BHUBA, BHUBANESWAR
05 SEP 2023
ADDL. TREASURY OFFICER

Sarat Chandra Khatei
Stamp Vender
Khandagiri Sub-Registrar Office
Bhubaneswar

Kalinga Pathare pats

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:.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.

Evos Buildcon Pvt. Ltd.
Managing Director

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	6th	1480	603
604	BLOCK-1	TOWER-1	6th	1469	604
803	BLOCK-1	TOWER-1	8th	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.

Evos Buildcon Pvt. Ltd
Managing Director

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.0.003.82 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.

2.

FIRST PARTY/LAND OWNER

Evos Buildcon Pvt. Ltd

Managing Director

SECOND PARTY/DEVELOPER

20 OCT 2023

भारतीय गैर न्यायिक

भारत

दस रुपये

TEN RUPEES

रु.10

Rs.10

सत्यमेव जयते

INDIA

SPECIAL ADHESIVE

INDIA NON JUDICIAL

ओडिशा ओडिशा ODISHA

JAGYNESWAR ACHARY NOTARY GOVT. OF INDIA DIST-KHURDA, BBSR, ORISSA REGD. NO.-7731/2009 M. 9861005174

60AA 044145

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

Evos Buildcon Pvt. Ltd
Managing Director

782
8/9/23

Sarat Chandra Khatei
Stamp Vender
Khandagiri Sub-Registrar Office
Bhubaneswar

Kalinga Kesharee pata

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

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.**

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
Managing Director

JAGYNESWAR ACHARY NOTARY GOVT. OF INDIA DIST-KHURDA, BBSR, ODISHA REGD. NO. 9301/2009 M- 9861

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. Phatal chandra Behera
Son of - Rama chandra Behera
A/P - Raghunath Pur

Shyam Sundar Behera

BIJAY KUMAR PANDA
S/o - B. C. PANDA
at - Raghunathpur
Khurda

JAGYNESWAR ACHARY NOTARY GOVT. OF INDIA DIST-KHURDA, BBSR, ODISSA REGD. NO. 9301/2009

20/10/2017

2.

FIRST PARTY/LAND OWNER

Evos Buildcon Pvt. Ltd
Kalinga Keshari Pati
Managing Director

SECOND PARTY/DEVELOPER

26 OCT 2023

भारतीय गैर न्यायिक

भारत

दस रुपये

TEN RUPEES

रु.10

Rs.10

INDIA

INDIA NON JUDICIAL

SPECIAL ADHESIVE

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

ଓଡ଼ିଶା ओडिशा ODISHA

62AA 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

JAGYNESWAR ACHARYA NOTARY GOVT. OF INDIA

Evos Buildcon Pvt. Ltd.
Managing Director

5064
11/4/23

EVOS BUILDCON PVT. LTD.
BHUBANESWAR

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

Kalinga Kusharee Pats

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

JAGNESWAR ACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST- KHURDA, ODISHA
REGD. NO. 729/2009
MOB. 8455885397

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.

JAGYNESWAR ACHARYA NOTARY GOVT OF INDIA BBSR REGD NO 729/2009 MOB 8455885397 GOVERNMENT OF INDIA

Baijayanti Jaitra

Evos Buildcon Pvt. Ltd
Kalinga Keshari Rath
Managing Director

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

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 partyover 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. Bijay Kumar Pani
S/o - B. C. Pani
at - 780 Sum Plan
BBSR

Baijayanti Patra

FIRST PARTY/LAND OWNER

Evos Buildcon Pvt. Ltd.
Kalinga Kumar Pati
SECOND PARTY/DEVELOPER
Managing Director

2. Jitendra Kr. Pandey
S/o - Sasanta Ku. Pandey
At - Balabhadrapur
Cuttack

JAGNESWAR ACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST- KHURDA, ODISHA
REGD. NO. 1791/2009
MOB. 8458888397

20 OCT 2023

भारतीय गैर न्यायिक

भारत

दस रुपये

TEN RUPEES

रु.10

Rs.10

सत्यमेव जयते

INDIA

SPECIAL ADHESIVE

INDIA NON JUDICIAL

ओडिशा ओडिशा ODISHA

60AA 044146

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. **BANSIDHAR BEHERA,** aged about 69 years, W/o: Late Uchhab Behera, Aadhar No: 6095 4853 6107,
2. **KALANDI BEHERA,** aged about 48 years, S/o: Bansidhar Behera, Aadhar No: 7548 5380 0965,
3. **BADAL BEHERA,** aged about 41 years, S/o: Bansidhar Behera, Aadhar No: 932374740088,
4. **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

Evos Buildcon Pvt. Ltd
Managing Director

7 81
8/9/23

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Pros Builder
Ch Jena

Kalinga Pushare Pots

Sarat Chandra Khatei
Stamp Vender
Khandagiri Sub-Registrar Office
Bhubaneswar

DISTRICT TREASURY
BHURDA BHUBANESWAR
08 SEP 2023
ADDL. TREASURY OFFICER

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.

Evos Buildcon Pvt. Ltd
Managing Director

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	5th	1520	506
703	BLOCK-1	TOWER-1	7th	1468	703
704	BLOCK-1	TOWER-1	7th	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.

Evos Buildcon Pvt. Ltd
Managing Director

JAGYNESHWAR ACHARYA
NOTARY GOVT. OF INDIA
DIST-KHURDA, BBSR, ORISSA
REGD. NO. 1791/2009
M- 9861006174

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. BBSR

FIRST PARTY/LAND OWNER

2. Sasanta Kumar Patra, Plot No-514, Dualahi Nayapalli, BBSR

Evos Buildcon Pvt. Ltd
Managing Director

SECOND PARTY/DEVELOPER

JAGYNESHWAR ACHARYA
NOTARY GOVT. OF INDIA
BBSR, DIST. KHURDA
REGD. NO. 1791/2009
MOB.9455085387
GOVERNMENT OF INDIA

JAGYNESHWAR ACHARYA
NOTARY GOVT. OF INDIA
DIST-KHURDA, BBSR, ORISSA
REGD. NO. 1791/2009
M- 9861006174

27 OCT 2023

भारतीय गैर न्यायिक

भारत

दस रुपये

TEN RUPEES

रु.10

Rs.10

INDIA

INDIA NON JUDICIAL

SPECIAL ADHESIVE

ओड़िशा ओडिशा ODISHA

JAGNESWAR ACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST-KHURDA, ODISHA
REGD. NO. 7791/2009
MOB. 8455885287

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.**

JAGNESWAR ACHARYA NOTARY GOVT. OF INDIA BBSR, DIST. KHURDA GOVERNMENT OF INDIA

Evos Buildcon Pvt. Ltd
Managing Director

AND

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8/9/23

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DISTRICT TREASURY
KHURDA, BHUBANESWAR
05 SEP 2023
ADDL. TREASURY OFFICER

Sarat Chandra Khatei
Stamp Vender
Khandagiri Sub-Registrar Office
Bhubaneswar

Kalinga Keshari Pat

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

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	6TH	1520	1733	605

IT INFRASTRUCTURES PVT. LTD.
Director

Evos Buildcon Pvt. Ltd
Managing Director

JAGNESWAR ACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST- KHURDA, ODISHA
REGD. NO. 77
MOB. 8455885237

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 Ch Pani
S/o B. C Pani
at- Jaso Sahi Puri
BBSR

JAGNESWAR ACHARYA NOTARY GOVT. OF INDIA BBSR, DIST. KHURDA REGD. NO. GOVERNMENT OF INDIA

NT INFRASTRUCTURES PVT. LTD.
Director

FIRST PARTY/LAND OWNER

Evos Buildcon Pvt. Ltd
Kalenga Keshari Pati
Managing Director

SECOND PARTY/DEVELOPER

2. Jitendra Kumar Pandey
S/o- Susanta Ku. Pandey
at- Balabhadrapur,
Cuttack.

2 6 OCT 2023

भारतीय गैर न्यायिक

भारत

दस रुपये

TEN RUPEES

रु.10

Rs.10

SPECIAL ADHESIVE

INDIA

INDIA NON JUDICIAL

ODISHA ओडिशा ODISHA

JAGESWAR ACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST- KHURDA, ODISHA
REGD. NO. 7797/2009
MOB. 8455888397

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

AND

JAGESWAR ACHARYA NOTARY GOVT. OF INDIA GOVERNMENT OF INDIA

Arundhati Harichandan

Evos Buildcon Pvt. Ltd
Kalahga Keshari Pati
Managing Director

5063
11/4/23

EVOS BUILDCON PVT. LTD.
BHUBANESWAR

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

Kalinga Kesharee Pats

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

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

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 respectiveParking 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	302	BLOCK-1	TOWER-2	3rd	1449	302

Arundhati Hari Chandan

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 partyover 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. Bijoy Kr Pattnaik
S/o - B. C. Pattnaik
at - 280, Sahid Nagar
BBSR

Arundhati Harichandan

FIRST PARTY/LAND OWNER

Evos Buildcon Pvt. Ltd.
Kalinga Keshari Patra
SECOND PARTY/DEVELOPER
Managing Director

2. Jitendra Ku. Pandav
S/o - Sudarsan Ku Pandav
at - Balabhadrapur,
Cuttack.

JAGNESWAR ACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST- KHURDA, ODISHA
REGD. NO. 77912005
MOB. 8455885397

2 6 OCT 2023

भारतीय गैर न्यायिक

दस रुपये रु.10

TEN RUPEES Rs.10

INDIA NON JUDICIAL

ओडिशा ODISHA 60AA 044148

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. -**

Evos Buildcon Pvt. Ltd
Managing Director

779

8/9/23

DISTRICT TREASURY
KHURDA, BHUBANESWAR
05 SEP 2023
ADDL. TREASURY OFFICER

Sarat Chandra Khatei
Stamp Vender
Khandagiri Sub-Registrar Office
Bhubaneswar

Kalinga Keshari Pati

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	1st	1468	103
104	BLOCK-1	TOWER-1	1st	1479	104
105	BLOCK-1	TOWER-1	1st	1509	105
106	BLOCK-1	TOWER-1	1st	1520	106
204	BLOCK-1	TOWER-1	2nd	1450	204
205	BLOCK-1	TOWER-1	2nd	1520	205
206	BLOCK-1	TOWER-1	2nd	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.

Evos Buildcon Pvt. Ltd
Managing Director

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

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.

2.

Babuli Charan Pachhani

FIRST PARTY/LAND OWNER

Evos Buildcon Pvt. Ltd

Managing Director

SECOND PARTY/DEVELOPER

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

- 7 NOV 2023

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

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

ଓଡ଼ିଶା ओड़िशा ODISHA

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 72years, 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.) Partyof the **FIRST PART./FIRST PART**.

OCEAN CAPITAL MARKET LTD.
Managing Director

Evos Buildcon Pvt. Ltd.
Managing Director

NOTARY GOVERNMENT OF INDIA
Jagyneswar Acharya
Regd No.:7791/2009
Dist-Khurda
BBSR, Odisha
M-9861006174

2579

7/11/23

DISTRICT TREASURY
KHURDA, BHUBANESWAR
04 NOV 2023
ADVE. TREASURY OFFICER

Kalinga Keshari Pati

Sarat Chandra Khatei
Stamp Vender
Khandagiri Sub-Registrar Office
Bhubaneswar

Jagyneswar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khurda
Regd No.-7791/2008
Mob:-9861006174

AND

M/s. EVOS BuildconPvt.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, Chandrasekharpur, 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.
Managing Director

NOW THIS MEMORANDUM OF UNDERSTANDING WITNESSES, RECORDS, GOVERNS ANDBINDS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIESAS 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 theParty of the First Part/Investor to make an investment into the company by the way purchasingsome 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.
Managing Director

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

NOTARY GOVERNMENT OF INDIA
Jagyneswar Acharya
Regd No.:7791/2008
Dist-Khurda
BBSR, Odisha
M-9861006174

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

ownersand also declared that to executeIrrevocable General Power OfAttorney 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, purchasedthe schedule of property mentioned below and the party of the Second partwilldevelop 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 theRegistration 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 documentsincluding 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.
Kalinga Kesari Pattanaik
Managing Director

GOVERNMENT OF INDIA * NOTARY *
Jagyneswar Acharya
Regd.No.-7791/2009
Dist-Khurda
BBSR, Odisha
M-9861006174

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

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 sqftBuiltup 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 Buildcon Pvt. Ltd.
Managing Director

NOTARY GOVERNMENT OF INDIA
Jagyneswar Acharya
Regd No.-7791/2009
Dist-Khurda
BBSR, Odisha
M-9861006174

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.
Managing Director

Evos Buildcon Pvt. Ltd.
Managing Director

NOTARY GOVERNMENT OF INDIA
Jagyneswar Acharya
Regd No.:7791/2009
Dist-Khurda
BBSR, Odisha
M-9861006174

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

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 Buildcon Pvt. Ltd.
Managing Director

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

Jagyneswar 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

OCEAN CAPITAL MARKET LTD.

Managing Director

1. **Signature of the First Party**

Evos Buildcon Pvt. Ltd.

Managing Director

2. NITAI CHANDRA PATNAIK
S/o LATE SUBAS CHANDRA PATNAIK
FLAT NO # C/08, CHANDRAMA APARTMENT
KHARVEL NAGAR
BHUBANESWAR-751001

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.

Advocate

GOVERNMENT OF INDIA NOTARY Jagyneswar Acharya Regd No.-7791/2009 Dist-Khurda BBSR, Odisha M.9861006174

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

07 NOV 2023

भारतीय गैर न्यायिक

भारत

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TEN RUPEES

Rs.10

Rs.10

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SPECIAL ADHESIVE

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

60AA 726268

SHARE ALLOCATION AGREEMENT

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

BY AND BETWEEN

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

JAGNESWAR ACHARYA NOTARY GOVT. OF INDIA GOVERNMENT OF INDIA

Evos Buildcon Pvt. Ltd.
Managing Director

16829

29/9/2023

EVOS Decision.

Bijaya Kumar Behera
S.V., Bhubaneswar

DISTRICT TREASURY
BHUBANESWAR
14 SEP 2023

Kalinga Kesharee Patt

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

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**

Babaji Pradhan
Rashmita Pradhan

Evos Buildcon Pvt. Ltd.
Managing Director

JAGNESWAR ACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST- KHURDA, ODISHA
REGD. NO. 7781/2009
MOB. 8455885397

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	5th	1468	1685	503
504	BLOCK-1	TOWER-1	5th	1479	1651	504
605	BLOCK-1	TOWER-1	6th	1509	1733	605
606	BLOCK-1	TOWER-1	6th	1520	1687	606
804	BLOCK-1	TOWER-1	8th	1450	1653	804
805	BLOCK-1	TOWER-1	8th	1520	1687	805
1003	BLOCK-1	TOWER-1	10th	1490	1675	1003
1004	BLOCK-1	TOWER-1	10th	1490	1675	1004
905	BLOCK-1	TOWER-2	9TH	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.

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, 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.

Evos Buildcon Pvt. Ltd.
Managing Director

JAGNESWAR ACHARYA NOTARY GOVT. OF INDIA BBSR, DIST- KHURDA REGD. NO. 7781/2009 GOVERNMENT OF INDIA

JAGNESWAR ACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST- KHURDA, ODISHA
REGD. NO. 7781/2009
MOB. 8455885397

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. Biroj Pattnaik
S/o - B. C Pattnaik
At - 780 Sahid Nagar
BBSR

Bulu Pradhan
Babli Pradhan
Rasmita Pradhan

FIRST PARTY/LAND OWNER

2. Suneel Nath Das
S/o - Jhi Dradhan
At/Po - Raghunathpur
Dist - Nayagarh

Evos Buildcon Pvt. Ltd.
Kalinga Keshari Pattnaik
Managing Director

SECOND PARTY/DEVELOPER

JAGNESWAR ACHARYA NOTARY GOVT. OF INDIA BBSR, DIST. KHURDA ODISHA REGD. NO. 7781/2009 MOB. 8455885397 GOVERNMENT OF INDIA