



ଓଡ଼ିଶା ओडिशा ODISHA

51AA 139239

SHARE ALLOCATION AGREEMENT

This agreement is made on dated 13th day of March, 2020

BETWEEN

MR. Benudhar Rout aged about 66 years S/o Late Daitari Rout, At-Patia, P.S.-Chandrasekhar Pur, Dist-Khurda, Bhubaneswar, here-in-after referred as **Owner/First party** (which expression shall mean and include his legal heirs, successors, executors, administrators, assigns and representatives in interest) of the **ONE PART.**

MASON ESTATE (INDIA) PVT. LTD.

Debjit Biswal
DIRECTOR

W. 1 Ranjan Kumar Jena.

W. 2 Kalyan Prasad

Contd.....2

Benudhar Rout

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AND

M/S. MASON ESTATE (INDIA) PVT. LTD., through its Director **SRI SATYAJIT BISWAL**, aged about 26 years, S/o. Prafulla Chandra Biswal, having office at Plot No.458, Madhusudan Nagar, Nayapalli, Bhubaneswar-12, Dist. Khurda (Orissa), here-in-after referred to as **Developer/Second Party** of the Second party (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, successors, executors, administrators, assigns and representatives in interest) of the **OTHER PART**.

WHEREAS, the first party has entered to a development agreement with the second party and have also executed and register a G.P.A vide document no - 11082000678 dated 17/01/2020 before the DSR, Khurda, Bhubaneswar.

WHEREAS, as per clause no-7 of the above referred development agreement the first party has received an amount of Rs.15,00,000 (Rupees Fifteen Lakhs Only) from the second party as adjustment amount for his 25% share against Duplex No. D24 in the duplex project named and styled as "MASON PARADISE PHASE 1" to be constructed over the plot mentioned in schedule.

WHEREAS, as after execution of this share allocation agreement the first party shall not have any claim in any manner and nature from the second party over the Duplex project mentioned above.

W - 1 Ranjan Kumar Jena

Contd.....3

W 1 2 Kapurushan Padhi

MASONESTATE (INDIA) PVT. LTD.

Sri Satyajit Biswal
DIRECTOR

Ranjan Kumar Jena

WHEREAS, all the second party shall bear their respective tax liability as applicable in accordance with law.

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

IN WITNESS WHEREOF the parties signed this the day, month and year first above mentioned.

1st Party

2nd Party

Benu dhar Rout

BENUDHAR ROUT

MASON ESTATE (INDIA) PVT. LTD.

Atyjit Biswal
M/S Mason Estate India PVT LTD DIRECTOR

1 Ranjan Kumar Sena.

Witness

2. Kalpana Posh

Witness

Contd.....4

SCHEDULE OF PROPERTY

SCHEDULE OF PROPERTY

(1) Dist. Khurda, P.S. New Capital, Hal P.S. Mancheswar, P.S. No.21, Tahasil - Bhubaneswar, under the Jurisdiction of D.S.R. Khandagiri, Bhubaneswar, Mouza - INJANA, Khata No-391/228(Three hundred ninety one by two hundred twenty eight) Sthitiban Plot No 1395/1838(one thousand three hundred ninety five by one thousand eight hundred thirty eight) area Ac.0.030 (thirty) decimals

WITNESSES;

1 Ranjan Kumar Jena,
S/o - Late Ratnakar Jena.
BPSR

Ranjan Kumar
1st party

2 Kalpana Pruthi
S/o. Prabhakar Pruthi
Purani, Dhubaneswar.

MASIN ESTATE (INDIA) PVT. LTD.
Ajayjit Biswal
DIRECTOR
2nd Party.

UNIT WISE SHARE ALLOCATION

Sl. No.	Unit	Carpet Area (In Sqm.)	Share
1	B1	139.4	Promoter
2	B2	143.75	
3	B3	171.6	
4	B4	171.6	
5	C1	140.12	
6	C2	143.91	
7	D18	143.75	
8	D20	143.75	
9	D21	143.75	
10	D22	171.6	
11	D23	171.6	
12	D24	171.6	Promoter (75%) & Land Owner (25%)

WITNESSES:

1 Ranjan Kumar Jena,
S/o. Late. Ratnakar Jena
BPSR

Benedictus Oat
1st party

2 Kalpana Pruthi
S/o. Piyush Pruthi
Puresuni, Dhibanour.

MAGEN ESTATE (INDIA) PVT. LTD.
Jayjit Boudal
DIRECTOR
2nd Party.