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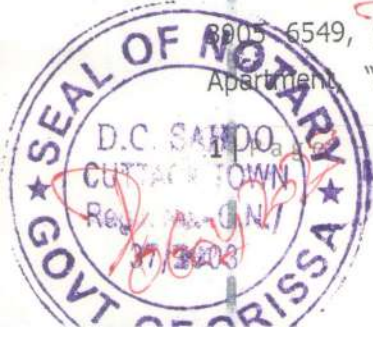
Agreement for Evidencing Land Owner & Promoter Share Allotment

In The "Mahadev Greens" Apartment, Padmalava Nagar, Cuttack on 6th day of April 2023

MAHADEV GRIHA NIRMAN PVT. LTD. a private limited company incorporated under the Indian companies Act 1956, as per the certificate of incorporation issued by the registrar of companies, Odisha; having its registered office at Plot No.S1/111, Sector-A, Zone-A, Mancheswar Industrial Estates, Cuttack, Dist.: Khurda (Odisha), PIN :- 751010, PAN :AAGCM8600H; represent through its Director, **RAVI KUMAR MODA**, aged about 35 years, son of Deepak Kumar Moda; Aadhar No. 9056 5936 7786, by Caste: Vaisya, by Profession: Business; Mob. : 9938188320, herein after called as the **Builder Developer** which expression shall mean and include its directors, successor in interest, directors and assigns of the **Party of the First Part.**

AND

SAMBIT SAHU aged about 56 years, son of **Dr. Rabindra Nath Sahoo**, Aadhar No. 2241 8905 6549, PAN: BEZPS3181L presently resides At. : 407, Aspn Block, St. John Wood Apartment, "A" Block, Thavarekera, Koramangla, Bangalore-560034, By Caste :Teli, by



Mahadev Girha Nirman Pvt. Ltd.

Ravi Kumar Moda
06/04/2023
Director

Sambit Sahu

Profession : Pvt. Service. Mob. 9980460666, herein after called and referred to as the **Land Owner** which expression unless excluded by or repugnant to the subject or context shall mean and include his legal heirs, successors, executors, administrators and assigns of the **Party of the Second Part**.

WHEREAS, the Party of the First Part have entered into a Registered Development Agreement with the Party of the Second Part for commercial exploitation of land pertaining for proposed project "MAHADEV GREENS " Commercial cum Residential apartment building over PLOT NO - 455/796, 458 , 460, 459, 455/826, 454, KHATA NO -170/168,170/156, 170/214,170/215, MOUZA - PADMALAVANAGAR, TAHSIL-BARANGA, PS - CUTTACK SADAR 16, CUTTACK, Area :- 2.800 dec in sharing basis on dated 12/11/2021

And as per terms and conditions of aforesaid agreement, the Party of the First Part have obtained building approval plan of proposed Inter Connected One Block Of (B+G+13) Commercial Cum M.I.G Residential Apartment Building , Two Blocks Of (S1+S2+13) M.I.G Residential Apartment Buildings With Separate One Block Of (S+8) M.I.G Residential Apartment Buildings & (G+3) Club House Block building Vide CDA Letter no 3859/BP/CDA, Cuttack 31/3/2023, having total **Carpet area (Including Balcony Aea) 26560.57 SQM** out of which Commercial Carpet Area is **1008.14 SQM** & Residential Carpet Area is **25552.43 SQM**

AND WHEREAS as per terms and conditions of aforesaid Development agreement the party of the second part land owner is entitled to get 32% of total Carpet area towards their owner's share so according to the mutual concert by both the parties, The Land owner is entitled to Get **76 Nos** of Residential Flat along with **76 Nos** of Covered Parking out of total **257flats** as well as **4Nos** of Retail shop out of total **11nos** of Retail Shop & **3nos** of Office Space out of total **8nos** of Office space, The detail Final Allotment is mentioned below,

LAND OWNER SHARE DETAILS

Residential Flats/ House					
BLOCK - A					
S. No.	Flat No.	Area in square metres			OWNERSHIP
		Carpet Area	Balcony Area	Exclusive Open Terrace Area	
1	A-301-3.5BHK	105.82	9.98	27.20	LAND OWNER
2	A-401-3.5BHK	105.82	9.98	0.00	LAND OWNER
3	A-501-3.5BHK	105.82	9.98	0.00	LAND OWNER
4	A-601-3.5BHK	105.82	9.98	0.00	LAND OWNER
5	A-701-3.5BHK	105.82	9.98	0.00	LAND OWNER

Mahadev Girha Nirman Pvt. Ltd.

Signature 06/04/2023

Director



6	A-801-3.5BHK	105.82	9.98	0.00	LAND OWNER
7	A-901-3.5BHK	105.82	9.98	0.00	LAND OWNER
8	A-1001-3.5BHK	105.82	9.98	0.00	LAND OWNER
9	A-1101-3.5BHK	105.82	9.98	0.00	LAND OWNER
10	A-1201-3.5BHK	105.82	9.98	0.00	LAND OWNER
11	A-1301-3.5BHK	105.82	9.98	0.00	LAND OWNER

BLOCK -B

S. No.	Flat No. / House No.	Area in square metres			Ownership
		Carpet Area	Balcony Area	Exclusive Open Terrace Area	
12	B-102-3BHK	89.00	10.87	26.62	LAND OWNER
13	B-107-3BHK	80.45	7.53	11.87	LAND OWNER
14	B-108-3BHK	89.00	10.87	22.37	LAND OWNER
15	B-110-2BHK	69.03	8.36	3.96	LAND OWNER
16	B-202-3BHK	89.00	10.87	0	LAND OWNER
17	B-207-3BHK	80.45	7.53	0	LAND OWNER
18	B-208-3BHK	89.00	10.87	0	LAND OWNER
19	B-210-2BHK	69.03	8.36	0	LAND OWNER
20	B-302-3BHK	89.00	10.87	0	LAND OWNER
21	B-307-3BHK	80.45	7.53	0	LAND OWNER
22	B-308-3BHK	89.00	10.87	0	LAND OWNER
23	B-310-2BHK	69.03	8.36	0	LAND OWNER
24	B-402-3BHK	89.00	10.87	0	LAND OWNER
25	B-407-3BHK	80.45	7.53	0	LAND OWNER
26	B-408-3BHK	89.00	10.87	0	LAND OWNER
27	B-410-2BHK	69.03	8.36	0	LAND OWNER
28	B-502-3BHK	89.00	10.87	0	LAND OWNER
29	B-507-3BHK	80.45	7.53	0	LAND OWNER
30	B-508-3BHK	89.00	10.87	0	LAND OWNER
31	B-510-2BHK	69.03	8.36	0	LAND OWNER
32	B-602-3BHK	89.00	10.87	0	LAND OWNER
33	B-607-3BHK	80.45	7.53	0	LAND OWNER
34	B-608-3BHK	89.00	10.87	0	LAND OWNER
35	B-610-2BHK	69.03	8.36	0	LAND OWNER
36	B-702-3BHK	89.00	10.87	0	LAND OWNER
37	B-707-3BHK	80.45	7.53	0	LAND OWNER
38	B-708-3BHK	89.00	10.87	0	LAND OWNER
39	B-710-2BHK	69.03	8.36	0	LAND OWNER
40	B-802-3BHK	89.00	10.87	0	LAND OWNER



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Director

Sambit Sahu

41	B-807-3BHK	80.45	7.53	0	LAND OWNER
42	B-808-3BHK	89.00	10.87	0	LAND OWNER
43	B-902-3BHK	89.00	10.87	0	LAND OWNER
44	B-907-3BHK	80.45	7.53	0	LAND OWNER
45	B-908-3BHK	89.00	10.87	0	LAND OWNER
46	B-910-2BHK	69.03	8.36	0	LAND OWNER
47	B-1002-3BHK	89.00	10.87	0	LAND OWNER
48	B-1007-3BHK	80.45	7.53	0	LAND OWNER
49	B-1008-3BHK	89.00	10.87	0	LAND OWNER
50	B-1010-2BHK	69.03	8.36	0	LAND OWNER
51	B-1102-3BHK	89.00	10.87	0	LAND OWNER
52	B-1110-2BHK	69.03	8.36	0	LAND OWNER
53	B-1202-3BHK	89.00	10.87	0	LAND OWNER
54	B-1207-3BHK	80.45	7.53	0	LAND OWNER
55	B-1208-3BHK	89.00	10.87	0	LAND OWNER
56	B-1210-2BHK	69.03	8.36	0	LAND OWNER
57	B-1302-3BHK	89.00	10.87	0	LAND OWNER
58	B-1307-3BHK	80.45	7.53	0	LAND OWNER
59	B-1310-2BHK	69.03	8.36	0	LAND OWNER

BLOCK - C

S. No.	Flat No. / House No.	Area in square metres			Ownership
		Carpet Area	Balcony Area	Exclusive Open Terrace Area	
60	C-102-3.5BHK	104.52	9.38	20.51	LAND OWNER
61	C-202-3.5BHK	104.52	9.38	0	LAND OWNER
62	C-302-3.5BHK	104.52	9.38	0	LAND OWNER
63	C-402-3.5BHK	104.52	9.38	0	LAND OWNER
64	C-502-3.5BHK	104.52	9.38	0	LAND OWNER
65	C-602-3.5BHK	104.52	9.38	0	LAND OWNER
66	C-702-3.5BHK	104.52	9.38	0	LAND OWNER
67	C-802-3.5BHK	104.52	9.38	0	LAND OWNER
68	C-902-3.5BHK	104.52	9.38	0	LAND OWNER
69	C-1002-3.5BHK	104.52	9.38	0	LAND OWNER
70	C-1102-3.5BHK	104.52	9.38	0	LAND OWNER
	C-1202-3.5BHK	104.52	9.38	0	LAND OWNER
	C-1302-3.5BHK	104.52	9.38	0	LAND OWNER



Mahadev Girha Nirman Pvt. Ltd.

Re *06/04/2023*

Director

Sambal Sahu

BLOCK -D					
S. No.	Flat No. / House No.	Area in square metres			Ownership
		Carpet Area	Balcony Area	Exclusive Open Terrace Area	
73	D-301-4.5BHK	145.58	14.96	0	LAND OWNER
74	D-302-4.5BHK	146.14	14.86	0	LAND OWNER
75	D-401-4.5BHK	145.58	14.96	0	LAND OWNER
76	D-402-4.5BHK	146.14	14.86	0	LAND OWNER
COMMERICAL(RETAIL SHOPS & OFFICE SPACES)					
BLOCK -A (COMMERCIAL)					
S. No.	Commerical & Office space	Area in square metres			Ownership
		Carpet Area	Balcony Area	Exclusive Open Terrace Area	
1	Retail shop -2	67.63	0.00	0.00	LAND OWNER
2	Retail shop -4	49.20	0.00	0.00	LAND OWNER
3	Retail shop -8	74.23	0.00	0.00	LAND OWNER
4	Retail shop -10	55.19	0.00	0.00	LAND OWNER
TOTAL		246.25			
BLOCK -A (OFFICE SPACES)					
5	Office Space -2	45.89	0.00	0.00	LAND OWNER
6	Office Space -4	25.44	0.00	0.00	LAND OWNER
7	Office Space -6	55.18	0.00	0.00	LAND OWNER
TOTAL		126.51	0.00	0.00	



PARKING DETAILS OF LAND OWNER					
SL. NO.	FLAT NO	TYPE OF PARKING ALLOTTED	Dimension (Length x Width) in Metres	Floor Area in Sqm	
1	N/A	Covered Parking	2.15x4.37	9.40	
2	N/A	Covered Parking	2.15x4.37	9.40	
3	N/A	Covered Parking	2.15x4.37	9.40	
4	N/A	Covered Parking	2.15x4.37	9.40	
5	N/A	Covered Parking	2.15x4.37	9.40	
6	N/A	Covered Parking	2.15x4.37	9.40	
7	N/A	Covered Parking	2.15x4.37	9.40	

8	N/A	Covered Parking	2.15x4.37	9.40
9	N/A	Covered Parking	2.15x4.37	9.40
10	N/A	Covered Parking	2.15x4.37	9.40
11	N/A	Covered Parking	2.15x4.37	9.40
12	N/A	Covered Parking	2.15x4.37	9.40
13	N/A	Covered Parking	2.15x4.37	9.40
14	N/A	Covered Parking	2.15x4.37	9.40
15	N/A	Covered Parking	2.15x4.37	9.40
16	N/A	Covered Parking	2.15x4.37	9.40
17	N/A	Covered Parking	2.15x4.37	9.40
18	N/A	Covered Parking	2.15x4.37	9.40
19	N/A	Covered Parking	2.15x4.37	9.40
20	N/A	Covered Parking	2.15x4.37	9.40
21	N/A	Covered Parking	2.15x4.37	9.40
22	N/A	Covered Parking	2.15x4.37	9.40
23	N/A	Covered Parking	2.15x4.37	9.40
24	N/A	Covered Parking	2.15x4.37	9.40
25	N/A	Covered Parking	2.15x4.37	9.40
26	N/A	Covered Parking	2.15x4.37	9.40
27	N/A	Covered Parking	2.15x4.37	9.40
28	N/A	Covered Parking	2.15x4.37	9.40
29	N/A	Covered Parking	2.15x4.37	9.40
30	N/A	Covered Parking	2.15x4.37	9.40
31	N/A	Covered Parking	2.15x4.37	9.40
32	N/A	Covered Parking	2.15x4.37	9.40
33	N/A	Covered Parking	2.15x4.37	9.40
34	N/A	Covered Parking	2.15x4.37	9.40
35	N/A	Covered Parking	2.15x4.37	9.40
36	N/A	Covered Parking	2.15x4.37	9.40
37	N/A	Covered Parking	2.15x4.37	9.40
38	N/A	Covered Parking	2.15x4.37	9.40
39	N/A	Covered Parking	2.15x4.37	9.40
40	N/A	Covered Parking	2.15x4.37	9.40
41	N/A	Covered Parking	2.15x4.37	9.40
42	N/A	Covered Parking	2.15x4.37	9.40
43	N/A	Covered Parking	2.15x4.37	9.40
44	N/A	Covered Parking	2.15x4.37	9.40
45	N/A	Covered Parking	2.15x4.37	9.40
46	N/A	Covered Parking	2.15x4.37	9.40
47	N/A	Covered Parking	2.15x4.37	9.40
48	N/A	Covered Parking	2.15x4.37	9.40



49	N/A	Covered Parking	2.15x4.37	9.40
50	N/A	Covered Parking	2.15x4.37	9.40
51	N/A	Covered Parking	2.15x4.37	9.40
52	N/A	Covered Parking	2.15x4.37	9.40
53	N/A	Covered Parking	2.15x4.37	9.40
54	N/A	Covered Parking	2.15x4.37	9.40
55	N/A	Covered Parking	2.15x4.37	9.40
56	N/A	Covered Parking	2.15x4.37	9.40
57	N/A	Covered Parking	2.15x4.37	9.40
58	N/A	Covered Parking	2.15x4.37	9.40
59	N/A	Covered Parking	2.15x4.37	9.40
60	N/A	Covered Parking	2.15x4.37	9.40
61	N/A	Covered Parking	2.15x4.37	9.40
62	N/A	Covered Parking	2.15x4.37	9.40
63	N/A	Covered Parking	2.15x4.37	9.40
64	N/A	Covered Parking	2.15x4.37	9.40
65	N/A	Covered Parking	2.15x4.37	9.40
66	N/A	Covered Parking	2.15x4.37	9.40
67	N/A	Covered Parking	2.15x4.37	9.40
68	N/A	Covered Parking	2.15x4.37	9.40
69	N/A	Covered Parking	2.15x4.37	9.40
70	N/A	Covered Parking	2.15x4.37	9.40
71	N/A	Covered Parking	2.15x4.37	9.40
72	N/A	Covered Parking	2.15x4.37	9.40
73	N/A	Covered Parking	2.60X5.00	13.00
74	N/A	Covered Parking	2.60X5.00	13.00
75	N/A	Covered Parking	2.60X5.00	13.00
76	N/A	Covered Parking	2.60X5.00	13.00



BUILDER/PROMOTER SHARE DETAILS

Residential Flats/ House of Promoter					
BLOCK -A					
S. No.	Flat No.	Area in square metres			OWNERSHIP
		Carpet Area	Balcony Area	Exclusive Open Terrace Area	
1	A-302-3.5BHK	105.82	9.85	27.20	PROMOTER
2	A-303-3.5BHK	106.93	8.64	0.00	PROMOTER
3	A-402-3.5BHK	105.82	9.85	0.00	PROMOTER

Mahadev Girha Nirman Pvt. Ltd.
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 06/04/23
 Director

Sauhit Sahu

4	A-403-3.5BHK	106.93	8.64	0.00	PROMOTER
5	A-502-3.5BHK	105.82	9.85	0.00	PROMOTER
6	A-503-3.5BHK	106.93	8.64	0.00	PROMOTER
7	A-602-3.5BHK	105.82	9.85	0.00	PROMOTER
8	A-603-3.5BHK	106.93	8.64	0.00	PROMOTER
9	A-702-3.5BHK	105.82	9.85	0.00	PROMOTER
10	A-703-3.5BHK	106.93	8.64	0.00	PROMOTER
11	A-802-3.5BHK	105.82	9.85	0.00	PROMOTER
12	A-803-3.5BHK	106.93	8.64	0.00	PROMOTER
13	A-902-3.5BHK	105.82	9.85	0.00	PROMOTER
14	A-903-3.5BHK	106.93	8.64	0.00	PROMOTER
15	A-1002-3.5BHK	105.82	9.85	0.00	PROMOTER
16	A-1003-3.5BHK	106.93	8.64	0.00	PROMOTER
17	A-1102-3.5BHK	105.82	9.85	0.00	PROMOTER
18	A-1103-3.5BHK	106.93	8.64	0.00	PROMOTER
19	A-1202-3.5BHK	105.82	9.85	0.00	PROMOTER
20	A-1203-3.5BHK	106.93	8.64	0.00	PROMOTER
21	A-1302-3.5BHK	105.82	9.85	0.00	PROMOTER
22	A-1303-3.5BHK	106.93	8.64	0.00	PROMOTER

BLOCK - B

S. No.	Flat No. / House No.	Area in square metres			Ownership
		Carpet Area	Balcony Area	Exclusive Open Terrace Area	
23	B-101-3BHK	80.45	7.53	11.87	PROMOTER
24	B-103-3BHK	80.45	7.53	11.87	PROMOTER
25	B-104-3BHK	89.00	10.87	22.37	PROMOTER
26	B-105-2BHK	61.32	7.53	11.87	PROMOTER
27	B-106-3BHK	89.00	10.87	22.37	PROMOTER
28	B-109-2BHK	61.32	7.53	11.87	PROMOTER
29	B-111-3BHK	80.45	7.53	11.87	PROMOTER
30	B-112-3BHK	89.00	10.87	22.37	PROMOTER
31	B-201-3BHK	80.45	7.53	0	PROMOTER
32	B-203-3BHK	80.45	7.53	0	PROMOTER
33	B-204-3BHK	89.00	10.87	0	PROMOTER
34	B-205-2BHK	61.32	7.53	0	PROMOTER
35	B-206-3BHK	89.00	10.87	0	PROMOTER
36	B-209-2BHK	61.32	7.53	0	PROMOTER
37	B-211-3BHK	80.45	7.53	0	PROMOTER
38	B-212-3BHK	89.00	10.87	0	PROMOTER



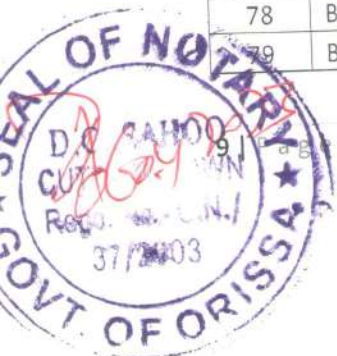
Mahadev Girha Nirman Pvt. Ltd.

Director

Sambit Sahu

06/04/03

39	B-301-3BHK	80.45	7.53	0	PROMOTER
40	B-303-3BHK	80.45	7.53	0	PROMOTER
41	B-304-3BHK	89.00	10.87	0	PROMOTER
42	B-305-2BHK	61.32	7.53	0	PROMOTER
43	B-306-3BHK	89.00	10.87	0	PROMOTER
44	B-309-2BHK	61.32	7.53	0	PROMOTER
45	B-311-3BHK	80.45	7.53	0	PROMOTER
46	B-312-3BHK	89.00	10.87	0	PROMOTER
47	B-401-3BHK	80.45	7.53	0	PROMOTER
48	B-403-3BHK	80.45	7.53	0	PROMOTER
49	B-404-3BHK	89.00	10.87	0	PROMOTER
50	B-405-2BHK	61.32	7.53	0	PROMOTER
51	B-406-3BHK	89.00	10.87	0	PROMOTER
52	B-409-2BHK	61.32	7.53	0	PROMOTER
53	B-411-3BHK	80.45	7.53	0	PROMOTER
54	B-412-3BHK	89.00	10.87	0	PROMOTER
55	B-501-3BHK	80.45	7.53	0	PROMOTER
56	B-503-3BHK	80.45	7.53	0	PROMOTER
57	B-504-3BHK	89.00	10.87	0	PROMOTER
58	B-505-2BHK	61.32	7.53	0	PROMOTER
59	B-506-3BHK	89.00	10.87	0	PROMOTER
60	B-509-2BHK	61.32	7.53	0	PROMOTER
61	B-511-3BHK	80.45	7.53	0	PROMOTER
62	B-512-3BHK	89.00	10.87	0	PROMOTER
63	B-601-3BHK	80.45	7.53	0	PROMOTER
64	B-603-3BHK	80.45	7.53	0	PROMOTER
65	B-604-3BHK	89.00	10.87	0	PROMOTER
66	B-605-2BHK	61.32	7.53	0	PROMOTER
67	B-606-3BHK	89.00	10.87	0	PROMOTER
68	B-609-2BHK	61.32	7.53	0	PROMOTER
69	B-611-3BHK	80.45	7.53	0	PROMOTER
70	B-612-3BHK	89.00	10.87	0	PROMOTER
71	B-701-3BHK	80.45	7.53	0	PROMOTER
72	B-703-3BHK	80.45	7.53	0	PROMOTER
73	B-704-3BHK	89.00	10.87	0	PROMOTER
74	B-705-2BHK	61.32	7.53	0	PROMOTER
75	B-706-3BHK	89.00	10.87	0	PROMOTER
76	B-709-2BHK	61.32	7.53	0	PROMOTER
77	B-711-3BHK	80.45	7.53	0	PROMOTER
78	B-712-3BHK	89.00	10.87	0	PROMOTER
79	B-801-3BHK	80.45	7.53	0	PROMOTER



Mahadev Girha Nirman Pvt. Ltd.

Ra K *06/04/2023*

Director

Saurbit Sahu

80	B-803-3BHK	80.45	7.53	0	PROMOTER
81	B-804-3BHK	89.00	10.87	0	PROMOTER
82	B-805-2BHK	61.32	7.53	0	PROMOTER
83	B-806-3BHK	89.00	10.87	0	PROMOTER
84	B-809-2BHK	61.32	7.53	0	PROMOTER
85	B-810-2BHK	69.03	8.36	0	PROMOTER
86	B-811-3BHK	80.45	7.53	0	PROMOTER
87	B-812-3BHK	89.00	10.87	0	PROMOTER
88	B-901-3BHK	80.45	7.53	0	PROMOTER
89	B-903-3BHK	80.45	7.53	0	PROMOTER
90	B-904-3BHK	89.00	10.87	0	PROMOTER
91	B-905-2BHK	61.32	7.53	0	PROMOTER
92	B-906-3BHK	89.00	10.87	0	PROMOTER
93	B-909-2BHK	61.32	7.53	0	PROMOTER
94	B-911-3BHK	80.45	7.53	0	PROMOTER
95	B-912-3BHK	89.00	10.87	0	PROMOTER
96	B-1001-3BHK	80.45	7.53	0	PROMOTER
97	B-1003-3BHK	80.45	7.53	0	PROMOTER
98	B-1004-3BHK	89.00	10.87	0	PROMOTER
99	B-1005-2BHK	61.32	7.53	0	PROMOTER
100	B-1006-3BHK	89.00	10.87	0	PROMOTER
101	B-1009-2BHK	61.32	7.53	0	PROMOTER
102	B-1011-3BHK	80.45	7.53	0	PROMOTER
103	B-1012-3BHK	89.00	10.87	0	PROMOTER
104	B-1101-3BHK	80.45	7.53	0	PROMOTER
105	B-1103-3BHK	80.45	7.53	0	PROMOTER
106	B-1104-3BHK	89.00	10.87	0	PROMOTER
107	B-1105-2BHK	61.32	7.53	0	PROMOTER
108	B-1106-3BHK	89.00	10.87	0	PROMOTER
109	B-1107-3BHK	80.45	7.53	0	PROMOTER
110	B-1108-3BHK	89.00	10.87	0	PROMOTER
111	B-1109-2BHK	61.32	7.53	0	PROMOTER
112	B-1111-3BHK	80.45	7.53	0	PROMOTER
113	B-1112-3BHK	89.00	10.87	0	PROMOTER
114	B-1201-3BHK	80.45	7.53	0	PROMOTER
115	B-1203-3BHK	80.45	7.53	0	PROMOTER
116	B-1204-3BHK	89.00	10.87	0	PROMOTER
117	B-1205-2BHK	61.32	7.53	0	PROMOTER
118	B-1206-3BHK	89.00	10.87	0	PROMOTER
119	B-1209-2BHK	61.32	7.53	0	PROMOTER
	B-1211-3BHK	80.45	7.53	0	PROMOTER



Mahadev Girha Nirman Pvt. Ltd.

Ra L me
06/07/23

Director

Sanku Sahu

121	B-1212-3BHK	89.00	10.87	0	PROMOTER
122	B-1301-3BHK	80.45	7.53	0	PROMOTER
123	B-1303-3BHK	80.45	7.53	0	PROMOTER
124	B-1304-3BHK	89.00	10.87	0	PROMOTER
125	B-1305-2BHK	61.32	7.53	0	PROMOTER
126	B-1306-3BHK	89.00	10.87	0	PROMOTER
127	B-1308-3BHK	89.00	10.87	0	PROMOTER
128	B-1309-2BHK	61.32	7.53	0	PROMOTER
129	B-1311-3BHK	80.45	7.53	0	PROMOTER
130	B-1312-3BHK	89.00	10.87	0	PROMOTER

BLOCK-C

S. No.	Flat No. / House No.	Area in square metres			Ownership
		Carpet Area	Balcony Area	Exclusive Open Terrace Area	
131	C-101-2BHK	68.65	10.22	4.07	PROMOTER
132	C-103-3BHK	91.79	9.38	0	PROMOTER
133	C-104-3.5BHK	104.52	9.38	24.55	PROMOTER
134	C-201-2BHK	68.65	10.22	0	PROMOTER
135	C-203-3BHK	91.79	9.38	0	PROMOTER
136	C-204-3.5BHK	104.52	9.38	0	PROMOTER
137	C-301-2BHK	68.65	10.22	0	PROMOTER
138	C-303-3BHK	91.79	9.38	0	PROMOTER
139	C-304-3.5BHK	104.52	9.38	0	PROMOTER
140	C-401-2BHK	68.65	10.22	0	PROMOTER
141	C-403-3BHK	91.79	9.38	0	PROMOTER
142	C-404-3.5BHK	104.52	9.38	0	PROMOTER
143	C-501-2BHK	68.65	10.22	0	PROMOTER
144	C-503-3BHK	91.79	9.38	0	PROMOTER
145	C-504-3.5BHK	104.52	9.38	0	PROMOTER
146	C-601-2BHK	68.65	10.22	0	PROMOTER
147	C-603-3BHK	91.79	9.38	0	PROMOTER
148	C-604-3.5BHK	104.52	9.38	0	PROMOTER
149	C-701-2BHK	68.65	10.22	0	PROMOTER
150	C-703-3BHK	91.79	9.38	0	PROMOTER
151	C-704-3.5BHK	104.52	9.38	0	PROMOTER
152	C-801-2BHK	68.65	10.22	0	PROMOTER
153	C-803-3BHK	91.79	9.38	0	PROMOTER
154	C-804-3.5BHK	104.52	9.38	0	PROMOTER
155	C-901-2BHK	68.65	10.22	0	PROMOTER



Mahadev Girha Nirman Pvt. Ltd

Ra...
06/04/2023
Director

Sambit Sahu

156	C-903-3BHK	91.79	9.38	0	PROMOTER
157	C-904-3.5BHK	104.52	9.38	0	PROMOTER
158	C-1001-2BHK	68.65	10.22	0	PROMOTER
159	C-1003-3BHK	91.79	9.38	0	PROMOTER
160	C-1004-3.5BHK	104.52	9.38	0	PROMOTER
161	C-1101-2BHK	68.65	10.22	0	PROMOTER
162	C-1103-3BHK	91.79	9.38	0	PROMOTER
163	C-1104-3.5BHK	104.52	9.38	0	PROMOTER
164	C-1201-2BHK	68.65	10.22	0	PROMOTER
165	C-1203-3BHK	91.79	9.38	0	PROMOTER
166	C-1204-3.5BHK	104.52	9.38	0	PROMOTER
167	C-1301-2BHK	68.65	10.22	0	PROMOTER
168	C-1303-3BHK	91.79	9.38	0	PROMOTER
169	C-1304-3.5BHK	104.52	9.38	0	PROMOTER

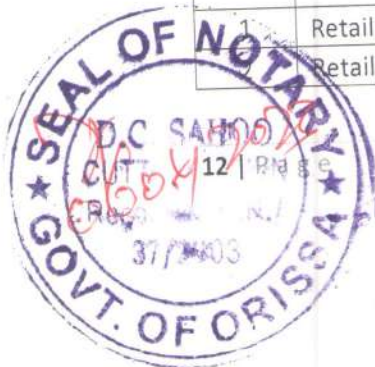
BLOCK -D

S. No.	Flat No. / House No.	Area in square metres			Ownership
		Carpet Area	Balcony Area	Exclusive Open Terrace Area	
170	D-101-4.5BHK	145.58	14.96	0	PROMOTER
171	D-102-4.5BHK	146.14	14.86	0	PROMOTER
172	D-201-4.5BHK	145.58	14.96	0	PROMOTER
173	D-202-4.5BHK	146.14	14.86	0	PROMOTER
174	D-501-4.5BHK	145.58	14.96	0	PROMOTER
175	D-502-4.5BHK	146.14	14.86	0	PROMOTER
176	D-601-4.5BHK	145.58	14.96	0	PROMOTER
177	D-602-4.5BHK	146.14	14.86	0	PROMOTER
178	D-701-4.5BHK	145.58	14.96	0	PROMOTER
179	D-702-4.5BHK	146.14	14.86	0	PROMOTER
180	D-801-4.5BHK	145.58	14.96	0	PROMOTER
181	D-802-4.5BHK	146.14	14.86	0	PROMOTER

COMMERICAL(RETAIL SHOPS & OFFICE SPACES)

BLOCK -A (COMMERICAL)

S. No.	Commerical & Office space	Area in square metres			Ownership
		Carpet Area	Balcony Area	Exclusive Open Terrace Area	
1	Retail shop -1	67.16	0.00	0.00	PROMOTER
	Retail shop -3	53.84	0.00	0.00	PROMOTER



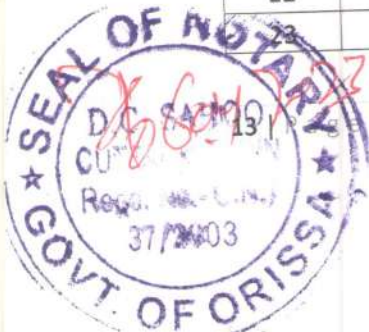
Mahadev Girha Nirman Pvt. Ltd.

Director

Saurabh Saha

3	Retail shop -5	38.93	0.00	0.00	PROMOTER
4	Retail shop -6	75.18	0.00	0.00	PROMOTER
5	Retail shop -7	67.14	0.00	0.00	PROMOTER
6	Retail shop -9	53.87	0.00	0.00	PROMOTER
7	Retail shop -11	82.81	0.00	0.00	PROMOTER
BLOCK -A (OFFICE SPACES)					
8	Office Space -1	38.94	0.00	0.00	PROMOTER
9	Office Space -3	31.34	0.00	0.00	PROMOTER
10	Office Space -5	38.59	0.00	0.00	PROMOTER
11	Office Space -7	54.00	0.00	0.00	PROMOTER
12	Office Space -8	33.58	0.00	0.00	PROMOTER
		196.45	0.00	0.00	

PARKING DETAILS OF BUILDER/PROMOTER				
SL.NO	FLAT NO	TYPE OF PARKING ALLOTTED	Dimension (Length x Width) in Metres	Floor Area in Sqm
1	N/A	Covered Parking	2.15x4.37	9.40
2	N/A	Covered Parking	2.15x4.37	9.40
3	N/A	Covered Parking	2.15x4.37	9.40
4	N/A	Covered Parking	2.15x4.37	9.40
5	N/A	Covered Parking	2.15x4.37	9.40
6	N/A	Covered Parking	2.15x4.37	9.40
7	N/A	Covered Parking	2.15x4.37	9.40
8	N/A	Covered Parking	2.15x4.37	9.40
9	N/A	Covered Parking	2.15x4.37	9.40
10	N/A	Covered Parking	2.15x4.37	9.40
11	N/A	Covered Parking	2.15x4.37	9.40
12	N/A	Covered Parking	2.15x4.37	9.40
13	N/A	Covered Parking	2.15x4.37	9.40
14	N/A	Covered Parking	2.15x4.37	9.40
15	N/A	Covered Parking	2.15x4.37	9.40
16	N/A	Covered Parking	2.15x4.37	9.40
17	N/A	Covered Parking	2.15x4.37	9.40
18	N/A	Covered Parking	2.15x4.37	9.40
19	N/A	Covered Parking	2.15x4.37	9.40
20	N/A	Covered Parking	2.15x4.37	9.40
21	N/A	Covered Parking	2.15x4.37	9.40
22	N/A	Covered Parking	2.15x4.37	9.40
	N/A	Covered Parking	2.15x4.37	9.40



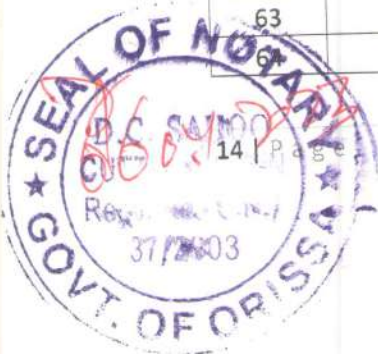
Mahadev Girha Nirman Pvt. Ltd.

Ra h 06/04/2023

Director

Sambit Sahu

24	N/A	Covered Parking	2.15x4.37	9.40
25	N/A	Covered Parking	2.15x4.37	9.40
26	N/A	Covered Parking	2.15x4.37	9.40
27	N/A	Covered Parking	2.15x4.37	9.40
28	N/A	Covered Parking	2.15x4.37	9.40
29	N/A	Covered Parking	2.15x4.37	9.40
30	N/A	Covered Parking	2.15x4.37	9.40
31	N/A	Covered Parking	2.15x4.37	9.40
32	N/A	Covered Parking	2.15x4.37	9.40
33	N/A	Covered Parking	2.15x4.37	9.40
34	N/A	Covered Parking	2.15x4.37	9.40
35	N/A	Covered Parking	2.15x4.37	9.40
36	N/A	Covered Parking	2.15x4.37	9.40
37	N/A	Covered Parking	2.15x4.37	9.40
38	N/A	Covered Parking	2.15x4.37	9.40
39	N/A	Covered Parking	2.15x4.37	9.40
40	N/A	Covered Parking	2.15x4.37	9.40
41	N/A	Covered Parking	2.15x4.37	9.40
42	N/A	Covered Parking	2.15x4.37	9.40
43	N/A	Covered Parking	2.15x4.37	9.40
44	N/A	Covered Parking	2.15x4.37	9.40
45	N/A	Covered Parking	2.15x4.37	9.40
46	N/A	Covered Parking	2.15x4.37	9.40
47	N/A	Covered Parking	2.15x4.37	9.40
48	N/A	Covered Parking	2.15x4.37	9.40
49	N/A	Covered Parking	2.15x4.37	9.40
50	N/A	Covered Parking	2.15x4.37	9.40
51	N/A	Covered Parking	2.15x4.37	9.40
52	N/A	Covered Parking	2.15x4.37	9.40
53	N/A	Covered Parking	2.15x4.37	9.40
54	N/A	Covered Parking	2.15x4.37	9.40
55	N/A	Covered Parking	2.15x4.37	9.40
56	N/A	Covered Parking	2.15x4.37	9.40
57	N/A	Covered Parking	2.15x4.37	9.40
58	N/A	Covered Parking	2.15x4.37	9.40
59	N/A	Covered Parking	2.15x4.37	9.40
60	N/A	Covered Parking	2.15x4.37	9.40
61	N/A	Covered Parking	2.15x4.37	9.40
62	N/A	Covered Parking	2.15x4.37	9.40
63	N/A	Covered Parking	2.15x4.37	9.40
	N/A	Covered Parking	2.15x4.37	9.40



Mahadev Girha Nirman Pvt. Ltd.

Ra L
06/01/2023

Director

Sambit Sahu

65	N/A	Covered Parking	2.15x4.37	9.40
66	N/A	Covered Parking	2.15x4.37	9.40
67	N/A	Covered Parking	2.15x4.37	9.40
68	N/A	Covered Parking	2.15x4.37	9.40
69	N/A	Covered Parking	2.15x4.37	9.40
70	N/A	Covered Parking	2.15x4.37	9.40
71	N/A	Covered Parking	2.15x4.37	9.40
72	N/A	Covered Parking	2.15x4.37	9.40
73	N/A	Covered Parking	2.15x4.37	9.40
74	N/A	Covered Parking	2.15x4.37	9.40
75	N/A	Covered Parking	2.15x4.37	9.40
76	N/A	Covered Parking	2.15x4.37	9.40
77	N/A	Covered Parking	2.15x4.37	9.40
78	N/A	Covered Parking	2.15x4.37	9.40
79	N/A	Covered Parking	2.15x4.37	9.40
80	N/A	Covered Parking	2.15x4.37	9.40
81	N/A	Covered Parking	2.15x4.37	9.40
82	N/A	Covered Parking	2.15x4.37	9.40
83	N/A	Covered Parking	2.15x4.37	9.40
84	N/A	Covered Parking	2.15x4.37	9.40
85	N/A	Covered Parking	2.15x4.37	9.40
86	N/A	Covered Parking	2.15x4.37	9.40
87	N/A	Covered Parking	2.15x4.37	9.40
88	N/A	Covered Parking	2.15x4.37	9.40
89	N/A	Covered Parking	2.15x4.37	9.40
90	N/A	Covered Parking	2.15x4.37	9.40
91	N/A	Covered Parking	2.15x4.37	9.40
92	N/A	Covered Parking	2.15x4.37	9.40
93	N/A	Covered Parking	2.15x4.37	9.40
94	N/A	Covered Parking	2.15x4.37	9.40
95	N/A	Covered Parking	2.15x4.37	9.40
96	N/A	Covered Parking	2.15x4.37	9.40
97	N/A	Covered Parking	2.15x4.37	9.40
98	N/A	Covered Parking	2.15x4.37	9.40
99	N/A	Covered Parking	2.15x4.37	9.40
100	N/A	Covered Parking	2.15x4.37	9.40
101	N/A	Covered Parking	2.15x4.37	9.40
102	N/A	Covered Parking	2.15x4.37	9.40
103	N/A	Covered Parking	2.15x4.37	9.40
104	N/A	Covered Parking	2.15x4.37	9.40
105	N/A	Covered Parking	2.15x4.37	9.40

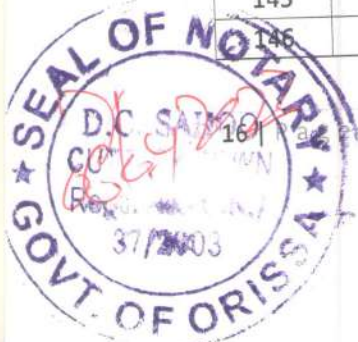


Mahadev Girha Nirman Pvt. Ltd.
Ra
 Director

06/04/2023

Sambit Sahu

106	N/A	Covered Parking	2.15x4.37	9.40
107	N/A	Covered Parking	2.15x4.37	9.40
108	N/A	Covered Parking	2.15x4.37	9.40
109	N/A	Covered Parking	2.15x4.37	9.40
110	N/A	Covered Parking	2.15x4.37	9.40
111	N/A	Covered Parking	2.15x4.37	9.40
112	N/A	Covered Parking	2.15x4.37	9.40
113	N/A	Covered Parking	2.15x4.37	9.40
114	N/A	Covered Parking	2.15x4.37	9.40
115	N/A	Covered Parking	2.15x4.37	9.40
116	N/A	Covered Parking	2.15x4.37	9.40
117	N/A	Covered Parking	2.15x4.37	9.40
118	N/A	Covered Parking	2.15x4.37	9.40
119	N/A	Covered Parking	2.15x4.37	9.40
120	N/A	Covered Parking	2.15x4.37	9.40
121	N/A	Covered Parking	2.15x4.37	9.40
122	N/A	Covered Parking	2.15x4.37	9.40
123	N/A	Covered Parking	2.15x4.37	9.40
124	N/A	Covered Parking	2.15x4.37	9.40
125	N/A	Covered Parking	2.15x4.37	9.40
126	N/A	Covered Parking	2.15x4.37	9.40
127	N/A	Covered Parking	2.15x4.37	9.40
128	N/A	Covered Parking	2.15x4.37	9.40
129	N/A	Covered Parking	2.15x4.37	9.40
130	N/A	Covered Parking	2.15x4.37	9.40
131	N/A	Covered Parking	2.15x4.37	9.40
132	N/A	Covered Parking	2.15x4.37	9.40
133	N/A	Covered Parking	2.15x4.37	9.40
134	N/A	Covered Parking	2.15x4.37	9.40
135	N/A	Covered Parking	2.15x4.37	9.40
136	N/A	Covered Parking	2.15x4.37	9.40
137	N/A	Covered Parking	2.15x4.37	9.40
138	N/A	Covered Parking	2.15x4.37	9.40
139	N/A	Covered Parking	2.15x4.37	9.40
140	N/A	Covered Parking	2.15x4.37	9.40
141	N/A	Covered Parking	2.15x4.37	9.40
142	N/A	Covered Parking	2.15x4.37	9.40
143	N/A	Covered Parking	2.15x4.37	9.40
144	N/A	Covered Parking	2.15x4.37	9.40
145	N/A	Covered Parking	2.15x4.37	9.40
146	N/A	Covered Parking	2.15x4.37	9.40



Mahadev Girha Nirman Pvt. Ltd.

Ra *[Signature]* 06/04/2023

Director

Sanku Sahu *[Signature]*

147	N/A	Covered Parking	2.15x4.37	9.40
148	N/A	Covered Parking	2.15x4.37	9.40
149	N/A	Covered Parking	2.15x4.37	9.40
150	N/A	Covered Parking	2.15x4.37	9.40
151	N/A	Covered Parking	2.15x4.37	9.40
152	N/A	Covered Parking	2.15x4.37	9.40
153	N/A	Covered Parking	2.15x4.37	9.40
154	N/A	Covered Parking	2.15x4.37	9.40
155	N/A	Covered Parking	2.15x4.37	9.40
156	N/A	Covered Parking	2.15x4.37	9.40
157	N/A	Covered Parking	2.15x4.37	9.40
158	N/A	Covered Parking	2.15x4.37	9.40
159	N/A	Covered Parking	2.15x4.37	9.40
160	N/A	Covered Parking	2.15x4.37	9.40
161	N/A	Covered Parking	2.15x4.37	9.40
162	N/A	Covered Parking	2.15x4.37	9.40
163	N/A	Covered Parking	2.15x4.37	9.40
164	N/A	Covered Parking	2.15x4.37	9.40
165	N/A	Covered Parking	2.15x4.37	9.40
166	N/A	Covered Parking	2.15x4.37	9.40
167	N/A	Covered Parking	2.15x4.37	9.40
168	N/A	Covered Parking	2.15x4.37	9.40
169	N/A	Covered Parking	2.15x4.37	9.40
170	N/A	Covered Parking	2.60X5.00	13.00
171	N/A	Covered Parking	2.60X5.00	13.00
172	N/A	Covered Parking	2.60X5.00	13.00
173	N/A	Covered Parking	2.60X5.00	13.00
174	N/A	Covered Parking	2.60X5.00	13.00
175	N/A	Covered Parking	2.60X5.00	13.00
176	N/A	Covered Parking	2.60X5.00	13.00
177	N/A	Covered Parking	2.60X5.00	13.00
178	N/A	Covered Parking	2.60X5.00	13.00
179	N/A	Covered Parking	2.60X5.00	13.00
180	N/A	Covered Parking	2.60X5.00	13.00
181	N/A	Covered Parking	2.60X5.00	13.00

This is the final allotment towards the owner's share. The party of the Second Part owner hereby accepts and acknowledge the above allotment area towards their owner's share without any objection.



Mahadev Girha Nirman Pvt. Ltd.

R. K. Saha
06/04/2023

Director

Sambit Saha

That, it is mutually agreed between both the parties, that the party of the First Part Developer is now free to negotiate/deal with remaining total Carpet Area with its intending purchaser pertaining to their developer's share as per their own sweet will as they think proper to which the Party of Second Part, his representatives/heirs shall not raise any objection whatsoever.

Other Charges to be paid by the land owner as per Agreement & GPA

- a) Commercial Electrical Charges (Transformer & DG) :- Rs 10,50,000/-
b) Residential Electrical Charges @90,000per flat(Transformer & DG) :- Rs 68,40,000/-
c) Club & Other Amenities Charges @1,00,000/flat : Rs 76,00,000/-

Grand Total Payable by the land owners (Second Part): -a+b+c: - Rs 1, 54, 90,000/-

Rupees (One crore fifty four lakh ninty thousand only)

That it is further agreed between both the parties that the land owners, party of second party shall have to Pay - **Rs 1,54,90,000/- Rupees (One crore fifty four lakh ninty thousand only)**, to the 1st party before taking the possession of his share.

And the statutory dues like Service Tax, and GST etc. will be paid by the Second Party to the First Party before taking the possession of his share. And apart from the above the second party will pay the Maintenance charge, Individual Meter Charge, Society Corpus Fund or any other charge as applicable to the first party before taking the Possession of the Flats & Commercial Areas.

IN WITNESSES WHEREOF, the parties above named signed on this day of 6th April 2023.

Mahadev Girha Nirman Pvt. Ltd.

Ra K 06/04/2023

FIRST PARTY Director

1. Dipti Ranjan Sahoo
AT: Akarsahi, Haladipada
PO: Madhyascan
Dist: Jagat Singh puri
PIN: 754111

Sambit Sahu

SECOND PARTY

2. Prarat Kumar Nayak
Chakeisani, Marcheswar
Bhubaneswar, Khurda.
PIN - 751001

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signature is attested or
identification

Advocate

06/04/2023
D. C. SAHOO

NOTARY Cutback Town

06/04/2023
D. C. SAHOO
NOTARY
CUTTACK TOWN