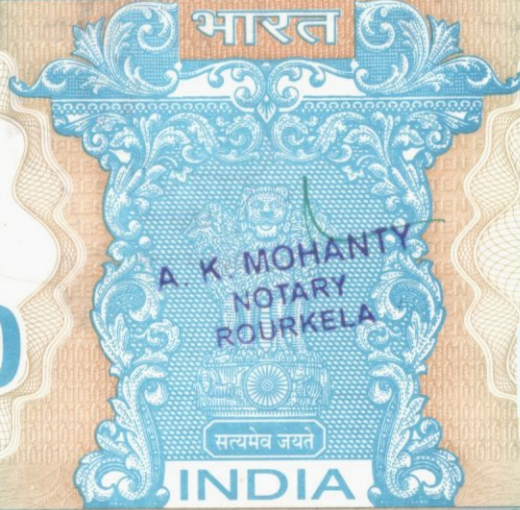


भारतीय गैर न्यायिक

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INDIA

INDIA NON JUDICIAL



ODISHA

59AA 712019

## AGREEMENT OF SHARE ALLOCATION

This Agreement of Share Allocation is made on this the 29<sup>th</sup> day of June 2022; Between;

SMT. HEMLATA AGARWAL, aged about- 65 years, W/O- Sri Ramotar Agarwal, Resident of Plot No-190/805 & 189/806, Near Sri Laxmi Narayan Complex, Panposh Road, P.O- Rourkela-769004, P.S- Raghunathpali, Dist- Sundargarh, hereinafter called and referred to as the **LANDOWNER** of the **FIRST PART**, which term would mean and include her heirs, successors, legal representatives, executors, administrators and assignees.

AND

**GLORIAA PROJECTS**, a Partnership Firm having Registered Office At- Kailash Industries Complex, Brahmani Tarang, Vedvyas, P.O- Rourkela-769041, P.S- Brahmani Tarang, Dist- Sundargarh, Odisha and the Partners namely- 1) Sri Roshanlal Bansal, S/O- Late Jagdish Prasad Agarwal, 2) Sri Ashish Kumar Bansal, S/O- Sri Roshanlal Bansal. 3) Sri Amit Kumar Bansal, S/O- Sri Roshanlal Bansal and 4) Sri Anup Bansal, S/O- Sri Roshanlal Bansal,

GLORIAA PROJECTS  
PARTNER

AB

हेमला अग्रवाल

A. K. MOHANTY  
NOTARY, ROURKELA  
Regd. No. ON 10/2008  
GOVT. OF ODISHA  
Exp. on 7.7.2023

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Handwritten signature in blue ink, possibly reading "M. P. ...".

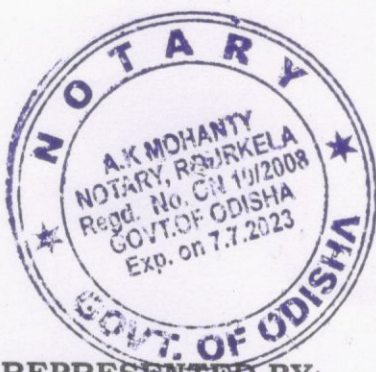


Notary Public stamp, partially legible: "NOTARY PUBLIC ...".



Vertical text on the left side of the page: "NOTARY PUBLIC" and "GOVT. OF OISHA".

Vertical text on the right side of the page: "GOVT. OF OISHA", "REGD. NO. ...", "NOTARY PUBLIC", "GOVT. OF OISHA".



**REPRESENTED BY:**

**SRI ANUP BANSAL**, aged about - 37 years. S/O- Sri Roshanlal Bansal, Resident Rourkela 769004, P.S of Plot No - CCC 20. Civil Township, P.O Raghunathpali, Dist- Sundargarh, By Caste- **Marwadi** (Non SC/ ST), By Occupation- **Business**, **PAN- AYJPB3727C**, **Aadhaar No- 3436 1988 5499**, **Mob. No 9861153000**, hereinafter called and referred **BUILDER/ DEVELOPER** of the **SECOND PART**, which term would mean and include its successors, legal representatives, executors, administrators and assignees.

**Whereas**, the First Party is the absolute owner in possession of the land measuring **Ac.0,0.400res** appertaining to **Plot No - 802/1349**, measuring **Ac.0.070res** will go under road widening & an area **Ac.0.086res** appertaining to **Plot No- 804/2796**, and **plot no. 802/3383** measuring **Ac.0.244res** (Total- **Ac.0.400res**) under Khata No 192/12, Kisam- Gharabari - I, Mouza- **Rourkela Town Unit No - 40**, Panposh, P.S- Raghunathpali, Tehsil Rourkela, Dist Sundargarh, Odisha, hereinafter called as the "**SCHEDULED LAND**"

**Whereas**, the First Party/Owner has executed **Development Agreement dt.02.08.2021** with the Second Party/Developer for construction of Multi Storied Building in the Name & Style "**GLORIAA ENCLAVE**" in consonance with the Building Plan approved by Rourkela Municipal Corporation vide **Letter No 3791 dt.07.04.2022** consisting of **32 numbers of independent Flats/Units**.

**AND WHEREAS**, as per the terms of the Development Agreement, the First Party/ Owner has granted exclusive right in favour of the Second Party/Developer to construct **Multi Storied Building with individual Flats** over the Scheduled Land on joint venture & sharing basis i.e., **First Party / Owner shall get 45 % share and Second Party / Developer shall get 55 % share as per Para - 3 of Page - 4** of the **Development Agreement dt.02.08.2021** and both the parties herein mutually agreed to specify the allocation of share as per the following terms conditions.

**NOW THIS AGREEMENT WITNESSES** and it is hereby agreed by and between the parties as follows:

1. That, the **First Party / Owner shall get 45%** built up area constructed saleable area and the proportionate Parking area in the Stilt Floor and the **Second Party / Developer shall get 55%** built up area constructed saleable area and the proportionate Parking area in the Stilt Floor.

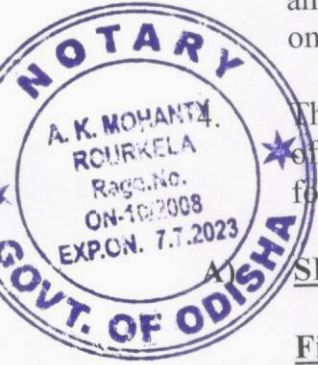
*A.K. Mohanty*  
A. K. MOHANTY  
NOTARY, ROURKELA  
Regd. No. ON 10/2008  
GOVT. OF ODISHA  
Exp. on 7.7.2023

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GLORIAA PROJECTS  
PARTNER  
*AB*

*सुभासिता अश्विन*

2. That, out of the total Carpet Area of 26,480 sft., First Party/Owner shall get 45% share i. e. 11,608 sft. and the Second Party/Developer shall get 55% share i. e. 14,872 sft.
3. That, the Roof Top/Terrace of the building shall be proportionately shared and utilized by the First Party/Landowner and the Second Party/Builder on **45:55 ratio** respectively.



That, both the parties hereby agreed to the **Allocation of Share** in terms of Carpet Area as well as the individual Flats with Parking Area as per the following Chart.

**SHARE OF FIRST PARTY/LANDOWNER:**

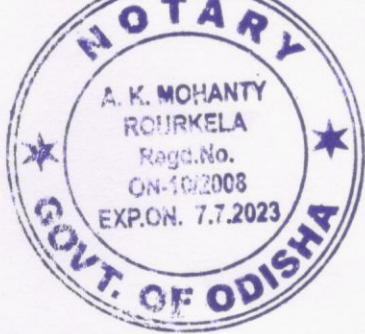
<u>First Floor</u>	<u>Carpet Area</u> <u>in Sq. Ft.</u>	<u>Total</u>	<u>Parking No.</u>	<u>Parking Area</u> <u>in Sq. Meter</u>
Flat No-105	- 830 sft.	- 830 sft.	- 5	- 12.33 Sq. Meter
Flat No-106	- 841 sft.	- 841 sft.	- 6	- 11.94 Sq. Meter
Flat No-107	- 768 sft.	- 768 sft.	- 7	- 12.06 Sq. Meter
Flat No-108	- 758 sft.	- 758 sft.	- 10	- 7.90 Sq. Meter
		<b>Total - 3197 sft.</b>		
<b><u>Second Floor</u></b>				
Flat No-201	- 874 sft.	- 874 sft.	- 8	- 15.89 Sq. Meter
Flat No-202	- 831 sft.	- 831 sft.	- 9	- 12.78 Sq. Meter
Flat No-203	- 858 sft.	- 858 sft.	- 11	- 11.29 Sq. Meter
Flat No-204	- 860 sft.	- 860 sft.	- 12	- 10.37 Sq. Meter
		<b>Total - 3423 sft.</b>		
<b><u>Third Floor</u></b>				
Flat No-305	- 830 sft.	- 830 sft.	- 21	- 11.23 Sq. Meter
Flat No-306	- 841 sft.	- 841 sft.	- 25	- 10.94 Sq. Meter
Flat No-307	- 768 sft.	- 768 sft.	- 23	- 10.94 Sq. Meter
		<b>Total - 2439 sft.</b>		
<b><u>Fourth Floor</u></b>				
Flat No-402	- 831 sft.	- 831 sft.	- 26	- 8.99 Sq. Meter
Flat No-403	- 858 sft.	- 858 sft.	- 27	- 12.84 Sq. Meter
Flat No-404	- 860 sft.	- 860 sft.	- 28	- 12.58 Sq. Meter
		<b>Total - 2549 sft.</b>	<b>14 Nos.</b>	
<b>Total-14 Flats.</b>				

**Parking: 14 numbers of Parking.**

GLORIA PROJECT'S PARTNER

A. K. MOHANTY

*July 18, 2023*  
A. K. MOHANTY  
NOTARY, ROURKELA  
Regd. No. ON 10/2008  
GOVT. OF ODISHA  
Exp. on 7.7.2023



/4/

**B) SHARE OF SECOND PARTY/DEVELOPER:**

<u>First Floor</u>	<u>Carpet Area</u> <u>in Sq. Ft.</u>	<u>Total</u>	<u>Parking No.</u>	<u>Parking Area</u> <u>in Sq. Meter</u>
Flat No-101	- 874 sft.	- 874 sft.	- 1	- 12.47 Sq. Meter
Flat No-102	- 831 sft.	- 831 sft.	- 2	- 16.14 Sq. Meter
Flat No-103	- 858 sft.	- 858 sft.	- 3	- 16.66 Sq. Meter
Flat No-104	- 860 sft.	- 860 sft.	- 4	- 11.26 Sq. Meter
		<b>Total - 3423 sft.</b>		
<b><u>Second Floor</u></b>				
Flat No-205	- 830 sft.	- 830 sft.	- 13	- 10.68 Sq. Meter
Flat No-206	- 841 sft.	- 841 sft.	- 14	- 11.21 Sq. Meter
Flat No-207	- 768 sft.	- 768 sft.	- 15	- 10.50 Sq. Meter
Flat No-208	- 758 sft.	- 758 sft.	- 16	- 10.14 Sq. Meter
		<b>Total - 3197 sft.</b>		
<b><u>Third Floor</u></b>				
Flat No-301	- 874 sft.	- 874 sft.	- 17	- 13.78 Sq. Meter
Flat No-302	- 831 sft.	- 831 sft.	- 18	- 14.30 Sq. Meter
Flat No-303	- 858 sft.	- 858 sft.	- 19	- 12.41 Sq. Meter
Flat No-304	- 860 sft.	- 860 sft.	- 20	- 16.01 Sq. Meter
Flat No-308	- 758 sft.	- 758 sft.	- 24	- 8.99 Sq. Meter
		<b>Total - 4181 sft.</b>		
<b><u>Fourth Floor</u></b>				
Flat No-401	- 874 sft.	- 874 sft.	- 22	- 17.00 Sq. Meter
Flat No-405	- 830 sft.	- 830 sft.	- 29	- 10.56 Sq. Meter
Flat No-406	- 841 sft.	- 841 sft.	- 30	- 16.05 Sq. Meter
Flat No-407	- 768 sft.	- 768 sft.	- 31	- 14.82 Sq. Meter
Flat No-408	- 758 sft.	- 758 sft.	- 32	- 13.68 Sq. Meter
		<b>Total - 4071 sft.</b>	<b>18. Nos.</b>	
-----				
<b>Total-18 Flats.</b>				

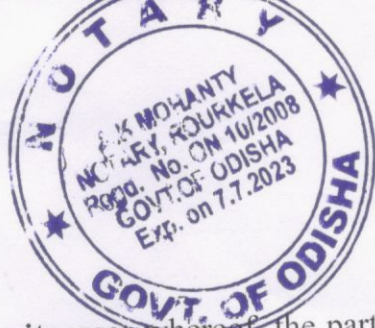
**Parking: 18 numbers of Parking.**

GLORIAA PROJECTS  
PARTNER

10/10/2023  
11/10/2023

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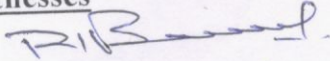
*July 8.7.2023*  
**A. K. MOHANTY**  
**NOTARY, ROURKELA**  
Regd. No. ON 10/2008  
GOVT. OF ODISHA  
Exp. on 7.7.2023

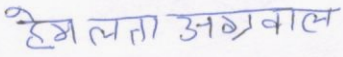


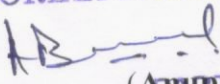
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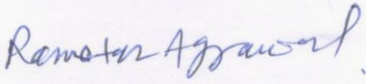
In witnesses whereof, the parties hereto have signed and subscribed their respective hands on this agreement on the date, month and year hereinabove mentioned being present in the office of the Advocate.

Witnesses

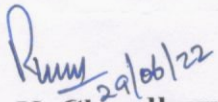
1.   
R.L. Bansal.  
S/O Late J.P. Bansal.  
CC-20, Civil Township  
Rourkela-769004

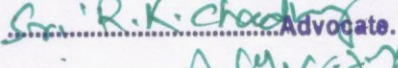
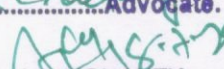
  
(Hemlata Agarwal)  
First Party

**GLORIAA PROJECTS**  
  
(Anup Bansal)  
Partner for Gloriaa Projects  
Second Party

2.   
RAMOTAR AGRAWAL  
S/O Late L.N. Agrawal.  
Panposh Road  
Rourkela-769004

Drafted by me as per the instruction of the parties and typed in my office. The contents read over and explained to both the parties, who admitted the facts to be true and signed.

  
(R. K. Choudhury)  
Advocate  
Lic. No-O-111-78

Signature (S) of the Executant (S)  
Attested on Identification by  
  
Advocate.  
  
A.K. MOHANTY  
NOTARY, ROURKELA  
Regd. No. ON 10/2008  
GOVT. OF ODISHA  
Exp. on 7.7.2023