

Sl No. 53  
15.01.2021

भारतीय गैर न्यायिक

दस  
रुपये

TEN  
RUPEES

Rs.10



NON JUDICIAL

ଓଡ଼ିଶା ओडिशा ODISHA

Regd. No. ON 20/94  
382, Bhoi Nagar,  
Bhubaneswar-751022

48AA 062600

## Agreement For Share Allocation

This Memorandum of Agreement executed on this 15<sup>th</sup> day of January 2021 at Bhubaneswar

BETWEEN

- (1) Rajani Prava Pradhan, aged about 67 years, W/o- Late Bairagi Pradhan, by Cast-Khandayat, by profession- Business, both have permanent resident of- At/Po- Panchagaon, P.S-Airfield, Bhubaneswar, Dist-Khurda (Odisha).
- (2) Pradyumna Kumar Pradhan, aged about 42 years, S/o- Late Bairagi Pradhan by cast-Khandayat, by profession- Business, both have permanent resident of- At/Po- panchagaon, P.S- Airfield, Bhubaneswar, Dist- Khurda (Odisha) .

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Pradyumnakumar Pradhan

Puspita Harichandan @ pradhan.

  
SKYIES INFRAHOME (OPC) PVT. LTD.



presentated through its Managing Director, Sri Animesh Swain, S/o- Sri Rajkishore Swain hereinafter reffered to as **Developer/Builder** of the second party (which **(3)** Puspita Harichandan@ Pradhan, aged about 46 years, W/o, Bijay Kumar Harichandan, D/o- Late Bairagi Pradhan by cast- Khandayat, by profession- House wife, residence of AT- LIG/1295, Dumuduma Housing Board Colony, P.S- Khandagiri, Bhubanewar, Dist- Khurda, Odisha, Pin-751019 (hereinafter referred as **Land Owner/First Party/ies** which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, successors, assign and representative in interest)of the **ONE PART**.

AND

M/s Skyies Infrahome (opc) Pvt. Ltd. (a Company incorporated under the companies Act, 1956) having its registered office at HIG-1/14, Kapila Prasad, Near Lingaraj Station, PS- Airfield, Bhubaneswar, Dist- Khurda, Odisha, re expression shall unless excluded by or repugnant to the context be deemed to mean includes its/his heirs, successors, assignees and representatives in interest) of the **OTHER PART**.

AND WHERE AS the **Land Owner/First Party/ies** have jointly entered with an agreement for development of the project situated under Mouja:- Panchagaon measuring the GRAND TOTAL PROJECT LAND AREA- Ac. 1.515 dcml. in the developer on dated 20.04.2018 and as per the said agreement the allocation of share between the Developer/Builder (2<sup>nd</sup> Party) and the Land Owner(1<sup>st</sup> Party/ies) is **65% : 35%**over the project land as per their respective land areas

AND WHERE AS the following unis are allotted towards the **Developer's Share Allocation of Percentage of 65% with Specific Units/Duplex** shall fallen in the share of the Developer/Builder, M/s Skyies Infrahome (OPC) Pvt. Ltd. ,represented through its Managing Director, Sri Animesh Swain, S/o- Sri Rajkishore Swain, as Developers shsre in the said project.

1. That **Land Owners/First Party/ies** shall not claim any extra amount/area rather than the stipulated amount/area as per the agreement.

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Pradyumna Kumar Pradhan

SKYIES INFRAHOME (OPC) PVT. LTD

Managing Director



## SHARE OF PROMOTER

S.L. NO	SUB PLOT/DU PLEX HOUSE NO.	REVENUE KHATA NO.	REVENUE PLOT NO./AREA	TOTAL PLOT AREA	GROUND FLOOR CARPET AREA	FIRST FLOOR CARPET AREA	TOTAL CARPET FLOOR AREA
1.	1	469/63	2057-136.35sqm	136.35sqm	59.52sqm	51.29sqm	110.81sqm
2.	2	469/63	2054-8.59sqm 2055-29.28sqm 2057-98.74sqm	136.61sqm	59.52sqm	51.29sqm	110.81sqm
3.	3	469/63	2054-95.54sqm 2055-40.15sqm 2057-4.33sqm	140.02sqm	59.52sqm	51.29sqm	110.81sqm
4.	6	469/261	2053-142.94sqm	142.94sqm	59.52sqm	51.29sqm	110.81sqm
5.	7	469/261	2053-156.02sqm	156.02sqm	59.52sqm	51.29sqm	110.81sqm
6.	8	469/261	2053-112.05sqm	112.05sqm	52.82sqm	64.63sqm	117.45sqm
7.	9	469/261	2053-139.35sqm	139.35sqm	59.52sqm	51.29sqm	110.81sqm
8.	10	469/261 469/63	2053-87.87sqm 2055-3.45sqm 2056-48.03sqm	139.35sqm	59.52sqm	51.29sqm	110.81sqm
9.	11	469/261 469/63	2053-134.29sqm 2055-5.06sqm	139.35sqm	59.52sqm	51.29sqm	110.81sqm
10.	12	469/63	2056-137.60sqm 2057-1.75sqm	139.35sqm	59.52sqm	51.29sqm	110.81sqm
11.	13	469/63	2056-37.29sqm 2057-102.06sqm	139.35sqm	59.52sqm	51.29sqm	110.81sqm
12.	14	469/63	2057-139.35sqm	139.35sqm	59.52sqm	51.29sqm	110.81sqm
13.	15	469/63	2057-139.35sqm	139.35sqm	59.52sqm	51.29sqm	110.81sqm
14.	22	469/63	2056-3.92sqm 2057-104.23sqm	108.14sqm	52.82sqm	64.63sqm	117.45sqm
15.	23	469/63	2057-139.43sqm	139.43sqm	59.52sqm	51.29sqm	110.81sqm
16.	24	469/63	2057-139.43sqm	139.43sqm	59.52sqm	51.29sqm	110.81sqm



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Pradyumna Kumar Pradhan  
Puspita Harichandan @ Pradhan.

SKYIES INFRAHOME (OPC) PVT. LTD

*P. Swari*  
Managing Director



# SHARE OF LAND OWNER

For the plot no. -2054,2055,2056,2057, Revenue khata no. 469/63 in the names of Rajaniprava Pradhan, Pradyumna Pradhan.

SL. NO.	SUB PLOT/DU PLEX NO.	REVENUE KHATA NO.	REVENUE PLOT NO./AREA	TOTAL PLOT AREA	GROUND FLOOR CARPET AREA	FIRST FLOOR CARPET AREA	TOTAL CARPET AREA
1.	16.	469/63	2057-139.35sqm	139.35sqm	59.52sqm	51.29sqm	110.81sqm
2.	17.	469/63	2056-93.81sqm 2057-45.54sqm	139.35sqm	59.52sqm	51.29sqm	110.81sqm
3.	18.	469/63	2056-139.35sqm	139.35sqm	59.52sqm	51.29sqm	110.81sqm

For the plot no. -2053, Revenue khata no. 469/261 in the names of Rajaniprava Pradhan and Pradyumna Pradhan & Puspita Harichandan Alias Pradhan.

SL. NO.	SUB PLOT/D UPLEX NO.	REVENUE KHATA NO.	REVENUE PLOT NO./AREA	TOTAL PLOT AREA	GROUND FLOOR CARPET AREA	FIRST FLOOR CARPET AREA	TOTAL CARPET AREA
1.	4.	469/261	2053-20.41sqm	139.94sqm	59.52sqm	51.29sqm	110.81sqm
		469/63	2054-101.13sqm 2055-18.40sqm				
2.	5.	469/261	2053-117.18sqm	137.78sqm	59.52sqm	51.29sqm	110.81sqm
		469/63	2054-21.30sqm 2055-1.30sqm				
3.	19.	469/261	2053-53.52sqm	139.35sqm	59.52sqm	51.29sqm	110.81sqm
		469/63	2056-85.83sqm				
4.	20.	469/261	2053-139.35sqm	139.35sqm	59.52sqm	51.29sqm	110.81sqm
5.	21.	469/261	2053-122.14sqm	122.14sqm	52.82sqm	64.63sqm	117.45sqm

1. If the total carpet area allotted to the land owner will be more than 35%, he will compensate to the promoter as per present market value.
2. If the total carpet area fallen in the share of promoter will be more than 65% as per the development agreement, the developer will compensate to the land owner as per the present market value



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Puspita Harichandan @ Pradhan

SKYIES INFRAHOME (OPC) PVT LTD

*[Signature]*  
Managing Director



2. That the 2<sup>nd</sup> party shall hand over the possession of the above allocated units in a fully complete and habitable stage as per the agreement to the **Land Owners/First Party/ies** after completions of the project name and & style as "SWARNA BHUMI" a Group Duplex Housing Project situated in Mouza- Panchagaon based on the plan approved by Bhubaneswar Development Authority, Bhubaneswar.
3. That if any dispute arises the matter shall be adjudicated within the jurisdiction of Civil court Bhubaneswar only.

IN WITNESS WHERE OF the parties here to have signed this deed of Agreement on this 15<sup>th</sup> day of January 2021 at BHUBANESWAR.

IN WITNESSES

1. *Pradyumna Kumar Pradhan*  
L/1295, Phase-II  
A/P.O:- Durgadama H.B. Colony  
Bhubaneswar-751019

*ପ୍ରଦ୍ୟୁମ୍ନ କୁମାର ପ୍ରାଧନ*  
Pradyumna Kumar Pradhan  
*ପୁସ୍ପିତା ହରିଚନ୍ଦନ ପ୍ରାଧନ*  
Puspita Harichandan Pradhan.

Signature of the Land Owner/First Party/ies

2.

*P. Swain*  
Signature of the Developer/2<sup>nd</sup> Party  
SKYIES INFRAHOME (OPC) PVT. LTD.

Managing Director

Signed before me  
*N. Mohanty*  
N. MOHANTY  
NOTARY  
15.01.2021  
Regd. No. ON 20/94  
382, Bhoi Nagar,  
Bhubaneswar-751022

