

भारतीय गैर न्यायिक

दस
रुपये

TEN
RUPEES

₹.10

Rs.10



INDIA NON JUDICIAL

ଓଡ଼ିଶା ओडिशा ODISHA

SHARE ALLOCATION AGREEMENT

Ph. 0674-2592700 (R) / Mob. 6544 172938

This Deed of share allocation agreement is made at Bhubaneswar on this 06th day of December 2023.

BETWEEN

1)- Sri Prafulla Kumar Senapati aged about 67 years 2)-Sri Akshaya Kumar Senapati aged about 63 years 3)-Sri Bijaya Kumar Senapati aged about 60 years 4)- Sri Ajaya Kumar Senapati aged about 56years all are sons of late Dhaneswar Senapati resident of Vill/Po-Kuha, Ps- Airfield Bhubaneswar, Dist-Khurda, Odisha,(hereinafter referred and called as the LAND OWNER/FIRST PARTIES) which expression unless repugnant to the subject to context shall mean and include their legal heirs, successors, executants, administrators and assigns of the first part,

AND

Gajalaxmi Construction Pvt Ltd. Having its office At-Plot no-319, Nuagaon Muncipallity road Po-Sisupalgarh Ps-Dhuli Dist-Khurda BBSR Odisha, Pin-751002, being represented by its Managing Director Srikanta Kumar Mohanty ged about 43years S/o-Ratnakar Mohanty, resident at keuta sani chhak old town, BBSR Dist-Khurda (hereinafter referred to as the

Srikanta K. Mohanty
Managing Director

वेदरकुमार गौड़
Ajaya Kumar Senapati
Prafulla Kumar Senapati
Akshaya Kumar Senapati



second party (which expression shall unless excluded by or repugnant to the subject or contest be deemed to include its successors in interest, executors and permitted assigns) of the other part.

WHEREAS the party of the second party have entered into a joint venture Agreement and Power of Attorney with land owner first party over plot no-49, Khata no-377/265, Area Ac 2.105 decimal(Full Plot) Kisam-Gharabari, Mouza-Kuha P.s- Airfield, under the jurisdiction of Sub-Registrar Office –Jatni,

And WHEREAS both the parties executed a power of Attorney and an Agreement for developing of the plotted project with the agreed terms and conditions of 36%'to 64% sharing basis.

And Both the Parties enter into this agreement to devide their sharing of allocation of plots as their mutual consent.

Land Owner's Share				Share
Layout plot no	Approval letter no	Length x width (In mtr) Approx	Total Plot Area (in sqm) Approx	
17	53409/BDA. dated 05/12/2023	12.20 x 9.15	111.60	Prafulla Kumar Senapati
18	53409/BDA. dated 05/12/2023	12.20 x 9.15	111.60	Prafulla kumar senapati
25	53409/BDA. dated 05/12/2023	12.20 x 9.15	111.60	Prafulla kumar senapati
26	53409/BDA. dated 05/12/2023	12.20 x 9.15	111.60	Prafulla kumar senapati
15	53409/BDA. dated 05/12/2023	12.20 x 9.15	111.60	Akshya kumar senapati
16	53409/BDA. dated 05/12/2023	12.20 x 9.15	111.60	Akshya kumar senapati
27	53409/BDA. dated 05/12/2023	12.20 x 9.15	111.60	Akshya kumar senapati
28	53409/BDA. dated 05/12/2023	12.20 x 9.15	111.60	Akshya kumar senapati
14	53409/BDA. dated 05/12/2023	12.20 x 9.15	111.60	Bijaya kumar senapati
24	53409/BDA. dated 05/12/2023	12.20 x 9.15	111.60	Bijaya kumar senapati
39	53409/BDA. dated 05/12/2023	12.74 x 9.15	116.59	Bijaya kumar senapati
40	53409/BDA. dated 05/12/2023	12.74 x 9.15	116.59	Bijaya kumar senapati
19	53409/BDA. dated 05/12/2023	12.20 x 9.15	111.60	Ajaya kumar senapati

Prafulla Kumar Senapati
 Ajaya Kumar Senapati
 Akshya Kumar Senapati
 Bijaya Kumar Senapati



 06/12/2023

GAJALAXMI CONSTRUCTION PVT. LTD.
 Sreekanta K. Mohanty
 Managing Director

20	53409/BDA. dated 05/12/2023	12.20 × 9.15	111.60	Ajaya kumar senapati
23	53409/BDA. dated 05/12/2023	12.20 × 9.15	111.60	Ajaya kumar senapati
29	53409/BDA. dated 05/12/2023	12.20 × 9.15	111.60	Ajaya kumar senapati

Devloper Share

03	53409/BDA. dated 05/12/2023	13.16 × 9.15	120.54	Gajalaxmi construction pvt ltd
04	53409/BDA. dated 05/12/2023	13.03 × 9.14	119.18	Gajalaxmi construction pvt ltd
05	53409/BDA. dated 05/12/2023	12.90 × 9.15	118.05	Gajalaxmi construction pvt ltd
06	53409/BDA. dated 05/12/2023	12.77 × 9.15	116.54	Gajalaxmi construction pvt ltd
07	53409/BDA. dated 05/12/2023	12.64 × 9.14	115.55	Gajalaxmi construction pvt ltd
08	53409/BDA. dated 05/12/2023	12.50 × 9.15	114.44	Gajalaxmi construction pvt ltd
09	53409/BDA. dated 05/12/2023	12.37 × 9.31	115.24	Gajalaxmi construction pvt ltd
10	53409/BDA. dated 05/12/2023	12.24 × 9.31	115.18	Gajalaxmi construction pvt ltd
21	53409/BDA. dated 05/12/2023	11.21 × 9.84	110.32	Gajalaxmi construction pvt ltd
22	53409/BDA. dated 05/12/2023	12.20 × 9.15	111.60	Gajalaxmi construction pvt ltd
33	53409/BDA. dated 05/12/2023	12.74 × 9.15	116.59	Gajalaxmi construction pvt ltd
34	53409/BDA. dated 05/12/2023	12.74 × 9.15	116.59	Gajalaxmi construction pvt ltd
35	53409/BDA. dated 05/12/2023	12.74 × 9.15	116.59	Gajalaxmi construction pvt ltd
36	53409/BDA. dated 05/12/2023	12.74 × 9.15	116.59	Gajalaxmi construction pvt ltd
37	53409/BDA. dated 05/12/2023	12.74 × 9.15	116.59	Gajalaxmi construction pvt ltd
38	53409/BDA. dated 05/12/2023	12.74 × 9.15	116.59	Gajalaxmi construction pvt ltd
41	53409/BDA. dated 05/12/2023	12.74 × 9.15	116.59	Gajalaxmi construction pvt ltd
42	53409/BDA. dated 05/12/2023	12.75 × 9.15	116.68	Gajalaxmi construction pvt ltd
43	53409/BDA. dated 05/12/2023	12.75 × 9.15	116.68	Gajalaxmi construction pvt ltd
44	53409/BDA. dated 05/12/2023	12.75 × 9.15	116.68	Gajalaxmi construction pvt ltd

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Ajaya Kumar Senapati

Abulllo Kumar Senapati

Alexhaya Kumar Senapati

NOTARY
05/12/2023

GAJALAXMI CONSTRUCTION PVT. LTD.

Sankanta Devi Mohanty
Managing Director

45	53409/BDA. dated 05/12/2023	12.75 x 9.15	116.68	Gajalaxmi construction pvt ltd
46	53409/BDA. dated 05/12/2023	12.75 x 9.15	116.68	Gajalaxmi construction pvt ltd
47	53409/BDA. dated 05/12/2023	12.75 x 9.15	116.68	Gajalaxmi construction pvt ltd
48	53409/BDA. dated 05/12/2023	12.75 x 9.15	116.68	Gajalaxmi construction pvt ltd
49	53409/BDA. dated 05/12/2023	12.75 x 9.15	116.68	Gajalaxmi construction pvt ltd
51	53409/BDA. dated 05/12/2023	12.06 x 13.33	160.71	Gajalaxmi construction pvt ltd

This is the final Allotment towards the landowner's share. The party of the first part landowner's hereby accept and acknowledge the above allotment of layout plots towards their landowner's share without any objection.

That in the above allocation of plots/sub plots the parties have no difference opinion and if any party can not change the decision of this allocation in future,

IN WITNESSES WHEREOF, the parties above named signed on this day of 06 day of December, 2023.

Witnesses

1. Batalurishna Senapati
S/o - Bijaya Kumar Senapati
AT/PO - Kucha, Dist - Khurda
Pin - 751002.
2. Gajendra Kumar Senapati
S/o - Suresh Kumar Senapati
AT/PO - Kucha, PS - Mithal
Dist - Khurda, Pin - 751002

Brajendra Kumar Senapati
Akshaya Kumar Senapati
Ajaya Kumar Senapati

Signature of the first party.

GAJALAXMI CONSTRUCTION PVT. LTD.
Sudhanta K. Mohanty
Signature of the second party
Managing Director



Executed in Presence of Witnesses:

06/12/2023
K. K. MANAPATRA
NOTARY, KHURDA
Govt. of Odisha, India
Regd. No. ON-16/2003
Ph.-0674-2532730 (P), Mob-9117111111

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NOTARY, BHUBANESWAR,
Govt. of Odisha, India 65AA 172935
Regd. No. ON-16/2004
Ph.-0674-2592780 (R), Mob.-9437051311

SHARE ALLOCATION AGREEMENT

This Deed of share allocation agreement is made at Bhubaneswar on this 10th day of December 2023.

BETWEEN

Sri Sabyasachi Senapati, age about 38 years S/o-Sarangadhar Senapati resident of Vill/Po-Kuha, Ps- Airfield Bhubaneswar, Dist-Khurda, Odisha,(hereinafter referred and called as the LAND OWNER/FIRST PARTY) which express unless repugnant to the subject to context shall mean and include his legal heirs, successors, executants, administrators and assigns of the first part,

AND

Gajalaxmi Construction Pvt Ltd. Having its office At-Plot no-31 Nagaon Municipality road Po-Sisupalgarh Ps-Dhuli Dist-Khurda BBSR Odisha, Pin-751002, being represented by its Managing Director Srikant Kumar Mohanty aged about 43years S/o-Ratnakar Mohanty, resident at keut sahi chhak old town, BBSR Dist-Khurda (herein after called/referred to as the second party (which expression shall unless excluded by or repugnant to the

GAJALAXMI CONSTRUCTION PVT.LTD.

Srikant Kumar Mohanty
Managing Director



subject or contest be deemed to include its successors in interest, executors and permitted assigns) of the other part.

WHEREAS the party of the second party have entered into a joint venture Agreement and Power of Attorney with land owner first party over plot no-44, Khata no-377/926, Area Ac 0.105 decimal(Full Plot) Kisam-Gharabari, Mouza-Kuha and Plot no-45 Khata no-377/817 Area Ac0.230 decimal Kisam-Gharabari Mouza-Kuha P.s- Airfield, under the jurisdiction of Sub-Registrar Office –Jatni,

Total One Mouza, two khata, two plots and total Area Ac0.335 decimals.

And Both the Parties enter into this agreement to divide their sharing of allocation of plots as their mutual consent.

Land Owner's Share				
Layout plot no	Approval letter no	Length x width (In mtr) Approx	Total Plot Area (in sqm) Approx	Share
11	53409/BDA. dated 05/12/2023	12.09 x 11.63	140.61	Sabyasachi asenapati
12	53409/BDA. dated 05/12/2023	12.20 x 9.98	121.25	Sabyasachi asenapati

Devloper Share				
Layout plot no	Approval letter no	Length x width (In mtr) Approx	Total Plot Area (in sqm) Approx	Share
13	53409/BDA. dated 05/12/2023	12.20 x 9.15	111.60	Gajalaxmi construction pvt ltd
30	53409/BDA. dated 05/12/2023	12.20 x 9.15	111.60	Gajalaxmi construction pvt ltd
50	53409/BDA. dated 05/12/2023	12.75 x 18.55	236.65	Gajalaxmi construction pvt ltd
31	53409/BDA. dated 05/12/2023	12.20 x 9.80	119.51	Gajalaxmi construction pvt ltd
32	53409/BDA. dated 05/12/2023	12.74 x 9.55	121.72	Gajalaxmi construction pvt ltd

This is the final Allotment towards the land owner share. The party of the first part landowner hereby accept and acknowledge the above allotment of layout plots towards his landowner share without any objection.



Sabyasachi Senapati

Gajalaxmi Construction Pvt Ltd
Managing Director

Managing Director

That in the above allocation of plots/sub plots the parties have no difference opinion and any party can not change the decision of this allocation in future,

IN WITNESSES WHEREOF, the parties above named signed on this day of 06 day of December, 2023.

Witnesses

1. Saty Ranjan Senapati
S/O Saty Kumar Senapati
AT/PO - Leuba, PS - Bhatigada
Dist - Khordha, Pin - 751002

Sabyasachi Senapati

Signature of the first party.

2. SUBASH CHANDRA MAHAPATRA
GAJALAKSHMI KUMAR MAHAPATRA
AT/PO - Leuba
Dist - Khordha Pin - 751002

SUBASH CHANDRA MAHAPATRA

Signature of the second party

Managing Director

Executed in Presence of Witnesses



10/12/2023

SUBASH CHANDRA MAHAPATRA
NOTARY, BHUDANESWAR
Govt. of Odisha, India
Regd. No. ON-16/2005
Ph.-0674-2532780 (R), Mob.-9437021114



Gaja Laxmi Construction Pvt. Ltd.

Regd. No. : U45200 OR2012 PTCO15617

Plot No. : 319, At - Nuagaon Municipality Road,
PO - Sisupal, Bhubaneswar - 751002, Odisha, Phone : +91 9338216998, 9338259455

Date-17/01/2024

To,

The Chairperson,
Real Estate Regulatory Authority,
Bhubaneswar, Odisha.

Sub: Regarding clarification on objection raised on our project "GAJALAXMI DREAMS" dtd.
12/01/2024.

Sir,

With reference to subject cited above, I would like to bring your kind attention towards the clarification given below:

Objection-1:1. The plan Approved over an area A0.105 and uploaded ROR it has been recorded A0.105 for this Project plot no-44, but promoter applied for registration over an area A0.067. So the Above mismatch area needs to clarify.

Clarification:We have applied for registration over an area of A0.067 O/o A0.105, because A0.038 dec O/o A0.105 decimal of area is the road affected area which is being gifted to BDA.

Objection-2:The plan Approved over an area A0.230 and uploaded ROR it has been recorded A0.230 for this Project plot no-45, but promoter applied for registration over an area A0.167. So the Above mismatch area needs to clarify.

Clarification:We have applied for registration over an area of A0.167 O/o A0.230, because A0.063 O/o A0.230 decimal of area is the road affected area which is being gifted to BDA.

Objection-3:The plan Approved over an area Ac 2.105 and uploaded ROR it has been recorded Ac 2.105 for this Project plot no-49, but promoter applied for registration over an area Ac 1.206 (4881.84 sqm). So the Above mismatch area needs to clarify.

Clarification:We have applied for registration over an area of Ac.1.206 decimals O/o Ac.2.105 decimals which is by mistaken mentioned instead of Ac.1.287decimals O/o Ac.2.105 decimals. Because Ac.818 decimals O/o Ac.2.105 decimals of area is the road affected area and open space which is being gifted to BDA. Further, we have updated the correct area i.e.Ac.1.287decimals in Annexure-II.

Objection-4:1. Promoter to upload Development Agreement as per Govt. Notification No.- 10287-I-Legis-17/2021/L on dtd.- 05-10-2021 in proper place.

Clarification:Development agreement uploaded in its respective place.

Objection-5:The Promoter to rectify the Particulars of the Persons, land/plot details and Share of the Land Owner in Annexure-II. The promoter has mentioned share of land owner Prafulla Kumar Senapati and other have share 50% in place `Development Agreement` where as in share allocation agreement it has been mentioned as 36% . Needs to be rectified

Clarification:The percentage of land owner share is 36% which is by mistaken mentioned as 50% in Annexure-II which is now corrected as 36% in Annexure-II.

Objection-6:The promoter has applied for a portion area of plots for registration in Annexure-2 and why the full plot area of plots have been delineated needs to be clarified.

Clarification:We have applied for a portion of plot area for registration because the full plot which is 9874.33 sqm is the project plot but out of full plot some portion which is 3716.32Sqm of the plots are road affected and open space which is being gifted to BDA. Hence, we have applied registration after deducting gift area but delineated full plots.

Objection-7:The sub-plot wise share updated is found not tallied with Share mentioned in allocation agreement made in between land owner Sabyasachi Senapati and promoter. Need to be rectified.

Clarification:The sub-plot wise share updated correctly in compliance with Share Allocation. The layout plot number, area and dimension updated correctly as per share allocation.

Objection-8:Uploaded allotment letter format and appears not in order. A fresh format mentioning of sub-plot wise area with composite revenue plots and area needs to be uploaded.

Clarification:Uploaded corrected allotment letter format.

Objection-9:Not uploaded conveyance deed format . Needs to be uploaded in its proper place.

Clarification:Conveyance deed format uploaded in its respective place.

Objection-10:A statement with a list of all sub-plots and area with composite revenue plots and area needs to be uploaded.

Clarification:Statement is uploaded under additional document section.

In view of the above, I request for your kind consideration and further approval of my project for which I shall be highly obliged to you.

Yours sincerely,

GAJALAXMI CONSTRUCTION PVT. LTD.

Srinanta Kulkarni
Managing Director

Authorised Signatory

For M/S. GAJALAXMI CONSTRUCTION PVT LTD