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60AA 928324

SHARE ALLOCATION AGREEMENT

THIS AGREEMENT made on this 1st day of SEPTEMBER 2023.

BETWEEN

MRS. JYOTSNARANI SAHOO aged about 63 years , W/O-Mr. Baman Charan Sahoo having Pan.No-DWUPS2969R, Adhar.No-4073 9650 1741 resident of Plot.No-852, GHatikia, P.S- Khandagiri, Bhubaneswar, Dist- Khurdha, Odisha, Pin-751003 (hereinafter called the First Party, which expression shall mean and include his heirs, successors, assigns and representatives) of the First Part.

AND

M/S J B ASSETS(P) LTD, a Company incorporated under the Indian Companies Act 1956, Vide registration.No.U45201OR2012PTC016061

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For JB Assets (P) Ltd.

Managing Director

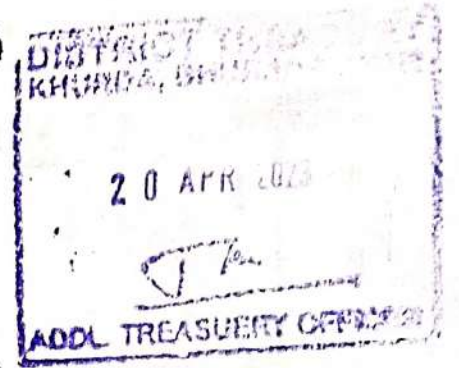


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JB Assets (P) Ltd

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Mahima Prasad

A. K Mahapatra
Stamp Vender
Bhubaneswar

For JB Assets (P) Ltd.


Managing Director

having its Regd. Office at Plot No:N-6/178, IRC Village, Nayapalli, Bhubaneswar-751015, PAN:AACCJ9444L represented through its Managing Director **ER. JYOTIRANJAN BEHURIA** aged about 42 years, Son of Bharat Chandra Behuria, by Caste-Khandayat, by Profession-Business. (hereinafter called of the "SECOND PARTY")

WHEREAS

1. Whereas the property mentioned in the name of First Party) **MRS. JYOTSNARANI SAHOO**, schedule below, District- Khurda, Tahasil-Bhubaneswar, Mouza- Bijipur, Khata No.238/89, Revenue Plot No.404/972, area Ac.0.290 decimals, Kisam-Gharabari,.
2. The said premises is free from all encumbrances, changes, dispendences attachments, trusts whatsoever or howsoever and the owners had full power and absolute authority to deal with the same in the manner may think proper.

NOW THIS AGREEMENT WITNESSTH and it is hereby agreed and declared by the parties hereto as follows:

1. That the owner entered into a General Power of Attorney vide document No.11132200282 dt.07.01.2022 and Development agreement Registered document No.11132200281 with the Developer on 7th January, 2022.
2. That the Developer hereby allotted the following flats with single parking No as mentioned in Schecule of land owner as the 42%(Base FAR-2) and 2%(Above the Base FAR-2) of the owner's allocation.
3. That allocation of 10 nos flat with parking space will be provided with regard to additional 22.77 sqm the party of the 1st part will pay an amount of Rs.20,00,000/- (Rupees twenty lakh only) to the party of 2nd part before handover of the flat.
4. That as per mutual understanding it is decided the name of the project shall be "**JB POLARIS**" for all purpose.

ER JYOTIRANJAN BEHURIA

For JB Assets (P) Ltd.
Shote
Managing Director



Schedule of Land Owner

<u>Flat No</u>	<u>Floor Detail</u>	<u>Carpet Area (Sqmt.)</u>	<u>Balcony Area (Sqmt.)</u>	<u>parking No</u>
104	1 st Floor	60.24	3.06	104
105	1 st Floor	60.88	3.06	105
203	2 nd Floor	77.29	8.42	203
204	2 nd Floor	60.24	3.06	204
205	2 nd Floor	60.88	3.06	205
206	2 nd Floor	70.11	4.00	206
303	3 rd Floor	77.29	8.42	303
304	3 rd Floor	60.24	3.06	304
305	3 rd Floor	60.88	3.06	305
306	3 rd Floor	70.11	4.00	306

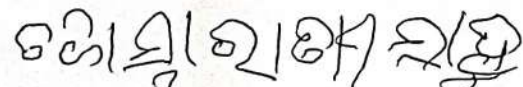
Whereas, rest of the units i.e. 69 flats will lie with JB Assets Pvt Ltd as promoter's share.

THE SCHEDULE ABOVE REFERRED TO


District-Khurda, Tahasil- BHUBANESWAR, Mouza- BIJIPUR, Khata No. 238/89, Revenue Plot No. 404/972, Area Ac. 0.290 decimals, Kisam -Grarabari

WITNESSES

1. Debansh Sahu
S/o- Biman Charan Sahu
A.P.O. - Ghatikia
Dist. Khurda - 751 003


Signature of the Owner (1st Party)

For JB Assets (P) Ltd.


Managing Director

Signature of the Developer (2nd Party)

2. Bidhu bhushan Ray
S/o - Pradyumn Chandra Ray
Plot No - N-5/178, IR
Khurda, B.P.R-15



I have made cognate (s) duty certified by Sri. Advocate, Bhubaneswar, before me on dt. 07/09/2012. A.M.P.M. State on oath. The contents of the affidavit are true to the best of his/her/their knowledge/belief.