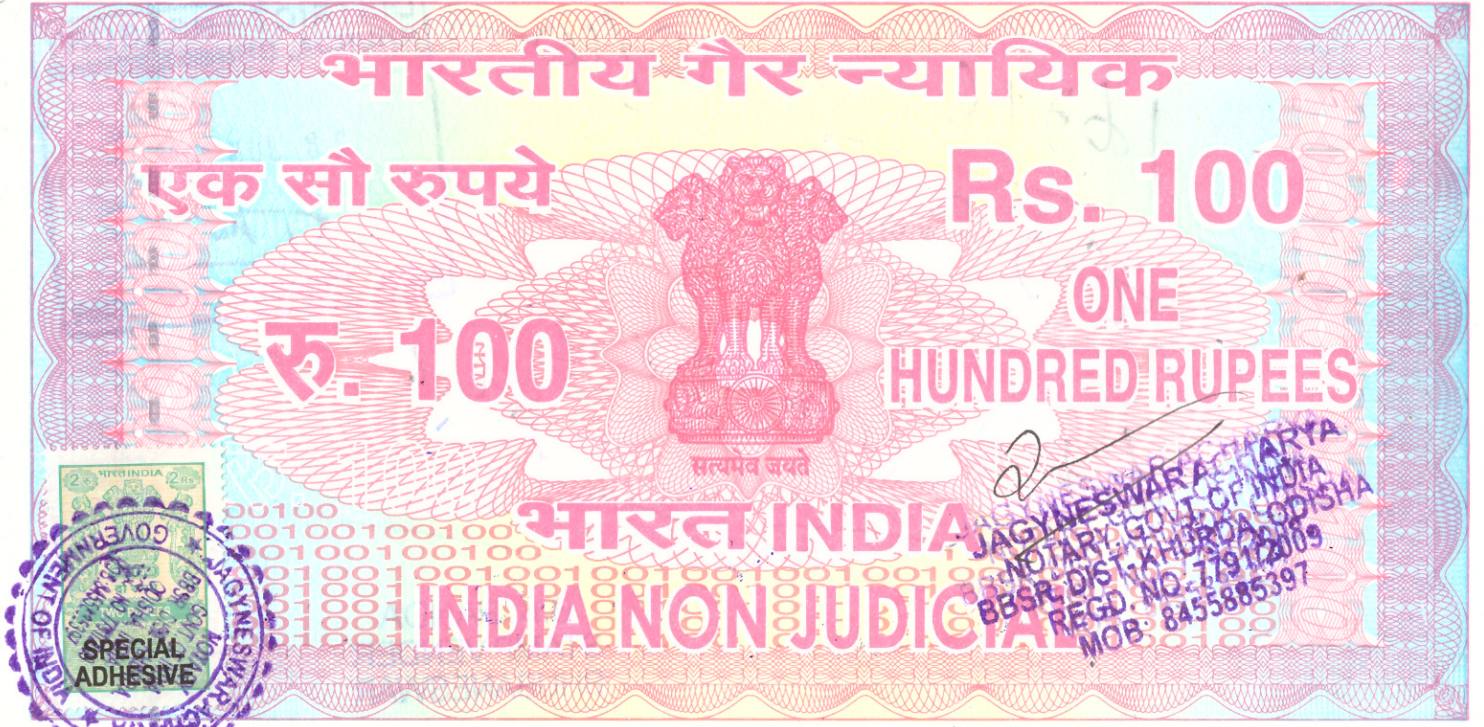


- 8 JUL 2022



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M 879922

AGREEMENT

This Deed of Share Allocation Agreement is made on this
8th day of July, 2022 at Bhubaneswar.

BETWEEN

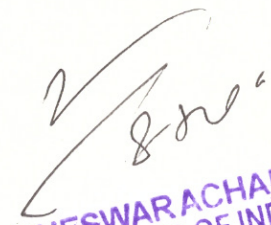
M/s LAXMI INFRA VENTURE (P) LTD. a company incorporate under the Companies Act, 1956 having it's Regd. Office at Plot No-315, P.O/P.S-Saheednagar, Bhubaneswar, Dist-Khordha, having CIN-U70101OR2011PTC013564 & Company PAN No.AACCL0256A represented by its Managing Director, **MR. RAJESH KUMAR NAYAK**, aged about 42 years, S/o-Sri Surendra Nayak, having Aadhar No-9579 0419 0507, **Mob:- 9439201387** (Hereinafter referred to as "**1st Party/ Promoter/ Developer**" which expression unless repugnant to the context or meaning thereof shall mean and include its successors, executors, administrators and assigns) of the **FIRST PART.**

M/s. Laxmi Infra Venture (P) Ltd.

Rajesh Kumar Nayak
Managing Director

Swetha Chandre Moha

Deepak K. Joda

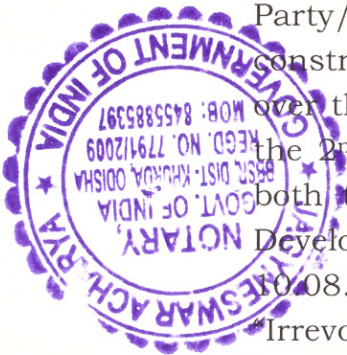

JAGYNESHWARACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST-KHURDA, ODISHA
REGD. NO. 7791/2009
MOB: 8455885397

AND

SRI SURESH CHANDRA MISHRA aged about 61 years, S/o Narayan Mishra, resident of At- 17/18, Kokila Garden, Phase -1, Pokhariput, Bhubaneswar – 751 020, Dist-Khurdha State-Odisha by Profession-Retd Govt. Service, by caste-Brahmin, having PAN No:-AERPM5562Q, Adhar No:-7748 1378 1947, Mob:-9437237473 (Hereinafter called as **“2nd Party/Land Owner”** which expression unless excluded by or repugnant to the subject or context shall deem to mean and include their legal heirs, representatives, successors, administrators, executors, agents and assigns) of the **SECOND PART.**

THAT, the 2nd Party/Land Owner is the absolute, bonafide & recorded owner of the property under Mouza-Rudrapur, having Mutation Khata No-412/118, Plot No.83 Area of Ac.0.170dec., and Khata No.412/116 Plot No-84 Area of Ac.0.040dec., under Mouza- Naharkanta having Mutation Khata No.-609/226, Plot No.676/2211 Area of Ac.0.130dec., and Khata No-609/499 Plot No-676/2035 Area of Ac.0.150dec., total Area-Ac.0.490dec. (The details of which is described below as Schedule of Property).

THAT, the 2nd Party/Land Owner gave an offer to the 1st Party/Developer to develop the scheduled property for construction of a multi-storied residential apartment building over the scheduled land and the 1st Party accepted the offer of the 2nd Party and accordingly as per the mutual discussion, both the parties have agreed and entered into one “Deed of Development Agreement” bearing Sl. No.926 on dated 10.08.2020 & further entered into execution and registration of “Irrevocable General Power of Attorney” bearing Document No.1082005924 on dated 10.08.2022 under mutually agreed terms and conditions.



M/s. Laxmi Infra Venture (P) Ltd.
Rajesh Kumar Nayak
Managing Director
Suresh Chandra Mishra



Page 2 of 6

Deed of Development Agreement

[Signature]
JAGYESWARACHARYA
 NOTARY, GOVT. OF INDIA
 BBSR, DIST- KHURDA, ODISHA
 REGD. NO. 7791/2009
 MOB: 8455885397

THAT, as per aforesaid "Agreement, IGPA" the 1st Party/Developer is entitled to construct S+5 Floor (MIG) residential apartment building in the name & style of "LAXMI IMPERIAL" over the said schedule of property in accordance to the permission granted by BMC Authority vide Letter No.30851; dtd.28.06.2022.

THAT, as per Agreements as well as the POAs, it was decided between the parties that the Land Owners shall be entitled to get 42% share in the built-up areas and the Developer shall be entitled to get 58% share in the built-up areas of the Project-**Laxmi Imperial**, situated in Mouza- Rudrapur & Naharkanta. Thus, taking into calculation of the aforesaid ratios of distribution in the built-up areas and after adjustment of amount paid by the Developer to the Land Owner towards D.P, the 1st party hereby allocates 12nos. of 3BHK Flats and 04nos. of 2BHK Flats in favor of the 2nd Party in respect of their share, the details of which is written in the table below :-

Sl No	Flat No	Type	Floor	Carpet Area (Sq.mt)	Balcony area (Sq.mt)	Parking No.
Share of Land Owner Sri Suresh Chandra Mishra						
01	107	3BHK	1 st	104.32	8.70	04
02	108	3BHK	1 st	104.32	8.70	05
03	106	2BHK	1 st	63.18	4.02	06
04	104	3BHK	1 st	104.32	8.74	35
05	103	3BHK	1 st	104.32	8.74	36
06	201	3BHK	2 nd	104.32	8.74	37
07	202	3BHK	2 nd	104.32	8.74	12
08	405	2BHK	4 th	63.18	4.02	13
09	406	2BHK	4 th	63.18	4.02	14
10	404	3BHK	4 th	104.32	8.74	15
11	403	3BHK	4 th	104.32	8.74	16
12	401	3BHK	4 th	104.32	8.74	17
13	402	3BHK	4 th	104.32	8.74	18
14	506	2BHK	5 th	63.18	4.02	19
15	504	3BHK	5 th	104.32	8.74	20
16	501	3BHK	5 th	104.32	8.74	21

M/s. Laxmi Infra Venture (P) Ltd.

[Signature]
Rajesh Kumar Nayak
 Managing Director

[Signature]
Suresh Chandra Mishra



That, beside the above allocation the cost of another 48.69M² carpet area and corresponding parking area coming within 42% share of 2nd party shall be adjusted from the security money of 2nd party by the 1st party as per rates prevailing at the time of completion.

That, after completion of construction work and ready for occupancy, the 1st party shall hand over the aforesaid flats to the 2nd party and following flats are kept by 1st party as their share

Sl No	Flat No	Type	Floor	Carpet Area (Sqft)	Balcony area (Sqft)	Parking No.
01	101	3BHK	1 st	104.32	8.74	01
02	102	3BHK	1 st	104.32	8.74	02
03	203	3BHK	2 nd	104.32	8.74	03
04	204	3BHK	2 nd	104.32	8.74	07
05	205	2BHK	2 nd	63.18	4.02	08
06	206	2BHK	2 nd	63.18	4.02	09
07	207	3BHK	2 nd	104.32	8.74	10
08	208	3BHK	2 nd	104.32	8.74	11
09	301	3BHK	3 rd	104.32	8.74	22
10	302	3BHK	3 rd	104.32	8.74	23
11	303	3BHK	3 rd	104.32	8.74	24
12	304	3BHK	3 rd	104.32	8.74	25
13	305	2BHK	3 rd	63.18	4.02	26
14	306	2BHK	3 rd	63.18	4.02	27
15	307	3BHK	3 rd	104.32	8.74	28
16	308	3BHK	3 rd	104.32	8.74	29
17	407	3BHK	4 th	104.32	8.74	30
18	408	3BHK	4 th	104.32	8.74	31
19	502	3BHK	5 th	104.32	8.74	32
20	503	3BHK	5 th	104.32	8.74	33
21	505	2BHK	5 th	63.18	4.02	34
22	507	3BHK	5 th	104.32	8.74	38
23	508	3BHK	5 th	104.32	8.74	39

M/s. Laxmi Infra Venture (P) Ltd.

Rajesh Kumar Nayak
 Managing Director

Suresh Chandra Mishra



[Handwritten Signature]

JAGYNESWAR ACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST- KHURDA, ODISHA
REGD. NO: 7791/2009
MOB: 8455885397

That, it is agreed by the parties that the 1st Party shall have no manner of objection if the 2nd Party will enter into agreement for sale, sale deed, conveyance deed in favour of intending party in respect of their respective shares and the 2nd Parties shall have no manner of objection if the 1st Party performs the said acts in respect of its own share and the 2nd Party and or their allottees will enroll themselves as the members of the Apartment Owners Welfare Society by paying the necessary membership fees, contribution and other regular dues, charges, taxes etc. towards setting up the corpus fund of the society which will be decided by the Developer and/or the society which will apply to all apartment purchasers in addition to the owner.

That, two sets the agreement will be executed and after execution, one set will remain with 1st Party/Developer and another will remain with 2nd Party.

SCHEDULE OF PROPERTY

Dist-Khurda, Tahasi-Bhubaneswar, Mouza-Rudrapur, Ps-Balianta,

1. Khata No-412/118, Plot No.83 Area of Ac.0.170dec., Kisama-Gharabari, Status-Stitiban.
2. Khata No.412/116 Plot No-84 Area of Ac.0.040dec., Kisama-Gharabari, Status-Stitiban.

In Mouza-Naharkanta, Ps-Mancheswar

3. Khata No-609/226, Plot No.676/2211 Area of Ac.0.130dec., Kisama-Gharabari, Status-Stitiban.
4. Khata No-609/499 Plot No-676/2035 Area of Ac.0.150dec., Kisama-Gharabari, Status-Stitiban.

In Total 2(Two) Mouza, 4(four) numbers Khata, 4(four) numbers Plots and Grand Total Area-Ac.0.490decimals.



M/s. Laxmi Infra Venture (P) Ltd.

[Handwritten Signature]
Rajesh Kumar Nayak
Managing Director

[Handwritten Signature]
Suresh Chandra Mishra

[Handwritten Signature]

[Handwritten Signature]
Deepak Kumar

[Handwritten Signature]

JAGYNESWARACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST- KHURDA, ODISHA
REGD. NO. 7791/2009
MOB: 8455885397

IN WITNESSETH WHEREOF the parties hereto having been agreed with the terms and conditions stated in this agreement are set and subscribe their hand and seal as token of free consent/will on this 8th day of July, 2022 at Bhubaneswar.

Witnesses:

1. *[Handwritten Signature]*
SUDHASHKUMAR JENA
HANSAL, BHUBANESWAR

2. Deepak K. Poda
S/o. Rabinarayan Poda
Resulgerh.
Bhubaneswar.

M/s. Laxmi Infra Venture (P) Ltd.

[Handwritten Signature]
Managing Director
Signature of the 1st Party

[Handwritten Signature]
Signature of the 2nd Party

IDENTIFIED BY ME
[Handwritten Signature]
ADVOCATE, BBSR



JAGYNESWARACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST- KHURDA, ODISHA
REGD. NO. 7791/2009
MOB: 8455885397