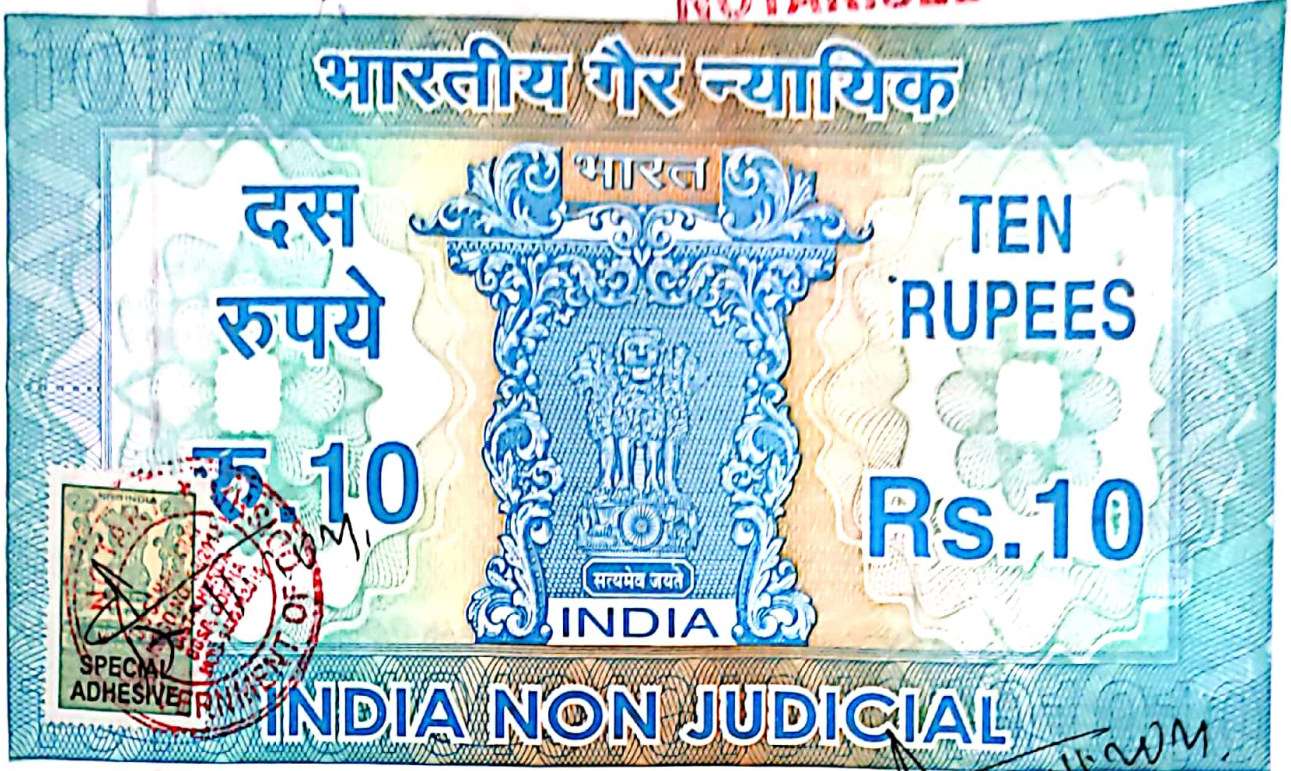


17 NOV 2021

NOTARISED



ଓଡ଼ିଶା ओडिशा ODISHA

D.S. Samanta
DUSASAN SAMANTA 386238
 NOTARY, GOVT. OF ODISHA
 BHUBANESWAR, ODISHA
 REGD. NO. - 88/2012
 MOB-9439143015

SUPPLEMENTARY AGREEMENT
 (Regarding Allocation of Land Owner Share)

This Agreement is made on this the 15th day of November, 2021

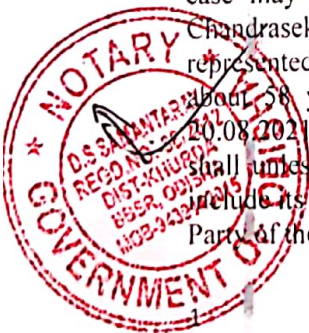
BETWEEN

SMT. DEEPA MOHANTY @ MATTHEWS aged about 60 years W/o Shri. Milan Mohanty, of Plot no. 120/B, Surya Nagar, PO. Baramunda, PS. Capital, Bhubaneswar, Dist. Khurda (Odisha); Herein after referred to as "THE OWNER" (which expression unless repugnant by or represent to the subject or context shall deem to mean and include his heirs legal representatives, director, administrators, executors and assigns) Party of the FIRST PART.

Deepa Mohanty
nee - Deepa Matthews

AND

M/S OM SWASTIK (Reg. No. 18201900247/2019), a registered Partnership firm under the provisions of section 58(1) of the Indian Partnership ACT, 1932. As the case may be, having its registered office at OM VILLE, Shree Vihar, Patia, Chandrasekharapur, Bhubaneswar, Odisha-751031. (PAN. NO AAGFO2400C) represented by its Managing Partner authorized signatory Mr. Deepak Tripathy, aged about 58 years (Adhaar No.4515 5025 6606) authorized vide resolution dated 20.08.2021 hereinafter referred to as the "THE DEVELOPER" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in interest, executors, administrators and permitted assignees) Party of the SECOND PART.



OM SWASTIK
Deepak Tripathy
MANAGING PARTNER

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30.6.20 15 cor
OM Sm Soli

DISTRICT TREASURY
Bhubaneswar
11 JUN 20
ADOL. TREASURY

[Handwritten signature]

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B.D. MISHRA
STAMP VENDER
DSR OFFICE
BHUBANESWAR

Signature

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REGIONAL COMMISSIONER

AUTOWARE MO

17.11.2018
DUSASAN SAMANTARAY
NOTARY, GOVT. OF ODISHA
BHUBANESWAR, ODISHA
REGD.NO.-88/2012
MOB-9439143015

WHEREAS the above said Owner (Party of the First Part) and Developer (Party of the Second Part) have entered into a development agreement through Memorandum of Agreement on 5th day of September 2018 and General Power of Attorney vide ID NO. 11081811295 on 12th October 2018. As per the agreement and terms & conditions mentioned therein, the owner (Party of the First Part) has given her land for development and construction of residential and commercial shopping centre to the Developer (Party of the Second Part). The Developer (Party of the Second Part) after taking due permission from the statutory authority and have made all preparations to commence construction of residential apartment building & commercial shopping centre over the said land. The residential apartment building and commercial shopping centre has been named as "URMILLA ABODE & VICTORY TOWER" respectively

WHEREAS it was stipulated in the agreement dated 5th September 2018 that the Owner (Party of the First Part) shall be allocated 32% share of the approved built up area in the Residential apartment complex and 50% share of the built up area in the Commercial Shopping Centre with respect to the land in the proposed project which is now ready to commence construction.

Now, it is mutually agreed between both the parties that as per the sharing arrangement 32% (thirty two percent) of built up area in the shape of flats in the residential building/apartment block- A and 50% (Fifty percent) of built up area in the shape of commercial space/ shops/office space in the commercial/ shopping centre block- B is allocated as per mutual consent. It is decided by both the parties that the allocation made as per this agreement is full and final settlement over the scheduled property bearing Khata no. 415 & 412/1069 & Plot No.541 & 544/9187 in Mouza Rudrapur area Ac. 620 dec. & 0.230 dec respectively. That the land owner (Party of First Part) shall not be entitlement to the share of the Developer (Party of the Second Part) who shall always be free to deal with his share in any manner he deems fit. The Developer (Party of the Second Part) can sale, pledge, lease, rent out etc. of any part or full portion of his share to which the Owner (Party of the Second Part) shall not have any objection whatsoever.

It is agreed by both the parties that the Developer (Party of the Second part) will not bear responsibility or pay for taxes, duties or any other charges levied by the government from time to time for transfer or possession of flats / commercial space/shops etc. by the Owner (Party of the First Part).

As per mutual understanding and consent of both the parties the total share allocated to the owner by way of flats / commercial space/shops etc. is as follows:



Pepe Mohanty
Pepe
Nee. Pepe
Muth hews

OM SWASTIK
D. S. Samantaray
MANAGING PARTNER

13-11-2012

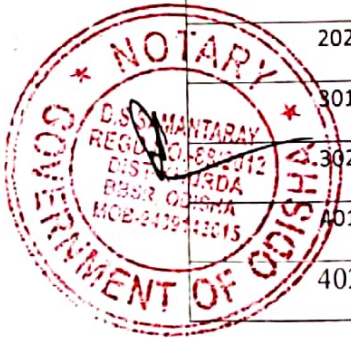
DUSAN SAMANTARAY
NOTARY, SOVT. OF ODISHA
BHUBANESWAR, ODISHA
REGD. NO. - 88/2012
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FLAT NUMBERS AND FLOOR

BLOCK - A FLAT NO	FLOOR	TYPE	AREA IN SFT (CARPET AREA)	PARKING (CARPET AREA) IN SFT.
104	First Floor	2BHK	553.16	75
105	First Floor	3BHK	814.07	75
106	First Floor	3BHK	776.50	75
202	Second Floor	3BHK	781.24	75
301	Third Floor	3BHK	785.01	75
303	Third Floor	3BHK	655.95	75
404	Fourth Floor	2BHK	553.16	75
405	Fourth Floor	3BHK	814.07	75
109	First Floor	2BHK	641.74	75
112	First Floor	3BHK	814.30	75
211	Second Floor	2BHK	663.70	75
212	Second Floor	3BHK	814.30	75
313	Third Floor	3BHK	757.67	75
407	Fourth Floor	3BHK	776.50	75
408	Fourth Floor	3BHK	812.14	75
409	Fourth Floor	2BKH	641.74	75
BLOCK - B SHOPPING CENTRE NO.				
101	First Floor	HALL	1423.74	75
102	First Floor	HALL	1076.605	75
201	Second Floor	HALL	1423.74	75
202	Second Floor	HALL	1076.605	75
301	Third Floor	HALL	1423.74	75
302	Third Floor	HALL	1076.605	75
401	Fourth Floor	HALL	1423.74	75
402	Fourth Floor	HALL	333.68	75

Deepa Mohanty
Nee Deepa Matthews

OM SWASTIK
Om Swastik
MANAGING PARTNER



17-11-2021

DUSASAN SAMANTARAY
NOTARY, GOV. OF ODISHA
BHUBANESWAR, ODISHA
REGD. NO. - 88/2012
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That there will be no claim by the Owner (Party of the First Part) on the Developer (Party of the Second part) towards the share allocated to them neither the Developer (Party of the Second part) will have any claim whatsoever on the Owner (Party of the First Part) towards the share allocated to her.


That this agreement is executed for allotment of owner share and forms a part of the original agreements executed between the parties on the 5th September 2018.

SCHEDULED OF PAROPERTY

Dist.-Khurdha, Tahasil.-Bhubaneswar, P.S.:Balianta, under District Sub Registrar Office Bhubaneswar, Mouza.- Rudrapur, Khata No. 412/1069, Plot No. 544/9187 measuring area Ac.0.230 dec. and Khata No415, Plot No. 541 measuring area Ac. 0.620 dec totally admeasuring AC. 0.850 dec & 3441.07 Square Meter.

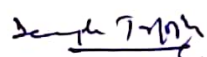
In the presence of witness where of the parties here to have signed this agreement and given their seal and signature on the date first written above i.e. 15.11.2021 at Bhubaneswar.

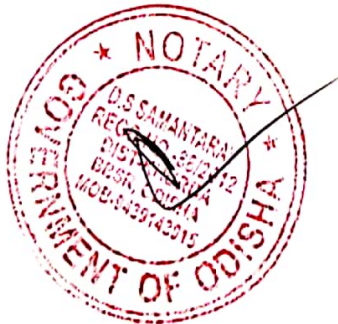
WITNESSES

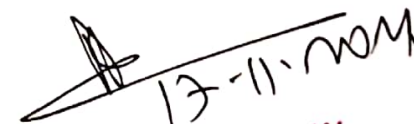
1. 
SIDDHARTH-K. MOHANTY

2. Bibeknanda Muduli
(BIBEKANANDA MUDULI)


Nee Deepa Matthews
SIGNATURE OF FIRST PARTY

OM SWASTI K

MANAGING PARTNER
SIGNATURE OF SECOND PARTY




DUSASAN SAMANTARAY
NOTARY, GOV. OF ODISHA
BHUBANESWAR, ODISHA
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