

Dt. 15.11.2021



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Jagyneshwar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist Khurda
Regd. No.-7791/2009
Mob:- 9861006174



AGREEMENT

This Deed of Share Allocation Agreement is made on this **15th** day of **November, 2021** 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 41 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.**

Sri Rajesh Kumar Nayak
Sri Surendra Nayak
Rita Panigrahi
M/s. Laxmi Infra Venture (P) Ltd.
Rajesh Kumar Nayak

Deedpan Kumar Pade.
15.11.2021

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ST. TREASURY
Bhubaneswar
06 NOV 1982
ADL. TREASURY OFFICE

R.C. SAHOO
SUPERVENDER
Bhubaneswar

M/s. Laxmi ...

Rajesh Kumar Nayak
Managing Director

AND

Jagyneshwar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khurda
Regd. No.-7791/2009
Mob:- 9861008174

(1) **Smt. Rajshree Patnaik**, aged about 55 years, W/o Sri Prasant Kumar Patnaik, resident of Plot No-N1/99, I.R.C. Village, Nayapalli, Bhubaneswar, Dist-Khurda-751015, Aadhar No. 6966 9672 0545, PAN-CCGPP6545M, Mob:- 9437807577, (2) **Sri Sivananda Prasad Nanda**, aged about 62 years, S/o-Sri Radhashyam Nanda, resident of Plot No-N1/136, I.R.C. Village, Nayapalli, Bhubaneswar, Dist-Khurda, Aadhar No. 7524 3291 8375, PAN- AAMPN9134C, Mob:- 9437095858 & (3) **Smt. Rita Panigrahi**, aged about 49 years, W/o-Sri Sivananda Prasad Nanda, resident of Plot No-N1/136, I.R.C. Village, Nayapalli, Bhubaneswar, Dist-Khurda, Aadhar No. 2908 6978 5262, PAN-ABMPP6095R, Mob:- 7381025858 (Hereinafter called as "**2nd Parties/Land Owners**") 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) Hereinafter called the owner of the **SECOND PART**.

THAT, the 2nd Parties/Land Owners are the absolute, bonafied & recorded owners of the property in respect of Mutation Khata No.412/124, 412/125 & 412/144, Total Area-Ac.0.820 decimals under Mouza-Rudrapur (the details of which is described below as Schedule of Property).

THAT, the 2nd Parties/Land Owners gave an offer to the 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.1921 on dated 03.12.2018 & further entered into execution and registration of "Irrevocable General Power of Attorneys" bearing Document No.11081812580, 11081812579 & 11081812585 on dated 04.12.2018 under mutually agreed terms and conditions and subsequently, one Supplementary Agreement was executed on dtd.20.10.2020 between the parties for construction of Residential Apartment Building over the scheduled property.

Rajshree Patnaik
Sivananda Prasad Nanda
Rita Panigrahi
Mis. Laxmi Infra Venture (P) Ltd.
Rajesh Kuroon Nayam
Managing Director

Deepak K. Panda
Lalit Mahan Ruit



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Jagyneshwar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khurda
Regd. No.-7791/2009
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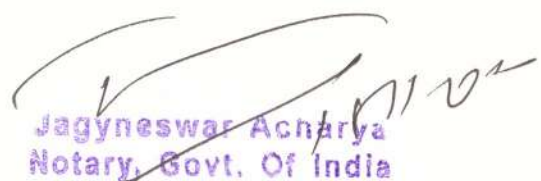
THAT, as per aforesaid “Agreement, IGPA and Supplementary Agreement”, the 1st Party/Developer is entitled to construct S+5 & B+S+5 Floor (MIG) residential apartment building in the name & style of “LAXMI ANNEX” over the said schedule of property in accordance to the permission granted by BMC Authority vide Letter No.75627, dtd.16.10.2021.

THAT, as per Agreements as well as the POAs, it was decided between the parties that the Land Owners shall be entitled to get 38% share in the built-up areas and the Developer shall be entitled to get 62% share in the built-up areas(1st to 4th Floor) of the Project-**Laxmi Annex**, situated in Mouza-Rudrapur. Subsequently, it was also decided between the parties that as the additional FAR Area was purchased by the Developer from the BMC at its own cost, there was an enhancement in the built-up areas of the Project and as such, the Land Owners shall be entitled to get 30% share in the additional built-up areas and the Developer shall be entitled to get 70% share in the additional built-up areas(5th Floor) of the Project. 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 Owners towards D.P, the 1st party hereby allocates 06 nos. of 3BHK Flats and 12nos. of 2BHK Flats and 2Nos 1BHK Flats in favor of the 2nd Parties in respect of their share, the details of which is written in the table below :-

[Handwritten signature]
Rajshree Pattnaik
Sivananda Prasad Nayak
Rita Panigrahi
M/s. Laxmi Infra Venture (P) Ltd.
[Handwritten signature]
Rajesh Kumar Nayak
Managing Director

Deepak K. Panda
Lalit mahan Rd




 Jagyneshwar Acharya
 Notary, Govt. Of India
 Odisha, BBSR, Dist-Khurda
 Regd. No.-7791/2009
 Mob:- 9961096174

| Sl No | Block | Flat No | Type | Floor | Built Up area (Sqft) | Carpet Area (Sqft) | Balcony area (Sqft) | Parking No. |
|---|-------|---------|------|-----------------|----------------------|--------------------|---------------------|-------------|
| 2 st Party Sl No.1 Smt.Rajshree Patnaik | | | | | | | | |
| 01 | A | 201 | 3BHK | 2 nd | 1250.95 | 990.24 | 118.79 | 201 |
| 02 | A | 304 | 3BHK | 3 rd | 1274.62 | 1009.50 | 119 | 304 |
| 03 | A | 403 | 3BHK | 4 th | 1274.62 | 1009.50 | 119 | 403 |
| 04 | B | 104 | 2BHK | 1 st | 992.39 | 799.89 | 88.66 | 104 |
| 05 | B | 204 | 2BHK | 2 nd | 992.39 | 799.89 | 88.66 | 204 |
| 06 | B | 207 | 2BHK | 2 nd | 992.39 | 799.89 | 88.66 | 207 |
| 07 | B | 303 | 2BHK | 3 rd | 992.39 | 799.89 | 88.66 | 303 |
| 08 | B | 304 | 2BHK | 3 rd | 992.39 | 799.89 | 88.66 | 304 |
| 09 | B | 404 | 2BHK | 4 th | 992.39 | 799.89 | 88.66 | 404 |
| 10 | A | 502 | 1BHK | 5 th | 626.01 | 496.25 | 43.57 | 502 |
| 2 st Party Sl No.2 & 3 Sri Sivananda Prasad Nanda & Rita Panigrahi | | | | | | | | |
| 11 | A | 203 | 3BHK | 2 nd | 1274.62 | 1009.50 | 119 | 203 |
| 12 | A | 301 | 3BHK | 3 rd | 1250.95 | 990.24 | 118.79 | 301 |
| 13 | A | 404 | 3BHK | 4 th | 1274.62 | 1009.50 | 119 | 404 |
| 14 | B | 105 | 2BHK | 1 st | 992.39 | 799.89 | 88.66 | 105 |
| 15 | B | 205 | 2BHK | 2 nd | 992.39 | 799.89 | 88.66 | 205 |
| 16 | B | 206 | 2BHK | 2 nd | 992.39 | 799.89 | 88.66 | 206 |
| 17 | B | 305 | 2BHK | 3 rd | 992.39 | 799.89 | 88.66 | 305 |
| 18 | B | 306 | 2BHK | 3 rd | 992.39 | 799.89 | 88.66 | 306 |
| 19 | B | 405 | 2BHK | 4 th | 992.39 | 799.89 | 88.66 | 405 |
| 20 | A | 505 | 1BHK | 5 th | 626.01 | 496.25 | 43.57 | 505 |

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

Rajshree Patnaik
 Sivananda Prasad Nanda
 Sri B. Panigrahi
 M/s. Laxmi Infra Venture (P) Ltd.
 Rajesh Kumar Nayak

Deepak Kumar Panda
 Lalit Mahan Rout



Jagyneswar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khurda
Read. No.-7791/2009
Mob:- 9861006174

17/12/19

| Sl No | Block | Flat No | Type | Floor | Built Up area (Sqft) | Carpet Area (Sqft) | Balcony area (Sqft) | Parking No. |
|--|-------|---------|------|-------|----------------------|--------------------|---------------------|-------------|
| 1st Party – M/s Laxmi Infra Venture (P) Ltd. | | | | | | | | |
| 01 | A | 101 | 3BHK | 1st | 1250.95 | 990.24 | 118.79 | 101 |
| 02 | A | 102 | 1BHK | 1st | 626.01 | 496.25 | 43.57 | 102 |
| 03 | A | 103 | 3BHK | 1st | 1274.62 | 1009.50 | 119 | 103 |
| 04 | A | 104 | 3BHK | 1st | 1274.62 | 1009.50 | 119 | 104 |
| 05 | A | 105 | 1BHK | 1st | 626.01 | 496.25 | 43.57 | 105 |
| 06 | A | 106 | 3BHK | 1st | 1250.95 | 990.24 | 118.79 | 106 |
| 07 | A | 202 | 1BHK | 2nd | 626.01 | 496.25 | 43.57 | 202 |
| 08 | A | 204 | 3BHK | 2nd | 1274.62 | 1009.50 | 119 | 204 |
| 09 | A | 205 | 1BHK | 2nd | 626.01 | 496.25 | 43.57 | 205 |
| 10 | A | 206 | 3BHK | 2nd | 1250.95 | 990.24 | 118.79 | 206 |
| 11 | A | 302 | 1BHK | 3rd | 626.01 | 496.25 | 43.57 | 302 |
| 12 | A | 303 | 3BHK | 3rd | 1274.62 | 1009.50 | 119 | 303 |
| 13 | A | 305 | 1BHK | 3rd | 626.01 | 496.25 | 43.57 | 305 |
| 14 | A | 306 | 3BHK | 3rd | 1250.95 | 990.24 | 118.79 | 306 |
| 15 | A | 401 | 3BHK | 4th | 1250.95 | 990.24 | 118.79 | 401 |
| 16 | A | 402 | 1BHK | 4th | 626.01 | 496.25 | 43.57 | 402 |
| 17 | A | 405 | 1BHK | 4th | 626.01 | 496.25 | 43.57 | 405 |
| 18 | A | 406 | 3BHK | 4th | 1250.95 | 990.24 | 118.79 | 406 |
| 19 | A | 501 | 3BHK | 5th | 1250.95 | 990.24 | 118.79 | 501 |
| 20 | A | 503 | 3BHK | 5th | 1274.62 | 1009.50 | 119 | 503 |
| 21 | A | 504 | 3BHK | 5th | 1274.62 | 1009.50 | 119 | 504 |
| 22 | A | 506 | 3BHK | 5th | 1250.95 | 990.24 | 118.79 | 506 |
| 23 | B | 101 | 2BHK | 1st | 992.39 | 799.89 | 88.66 | 101 |
| 24 | B | 102 | 2BHK | 1st | 992.39 | 799.89 | 88.66 | 102 |
| 25 | B | 103 | 2BHK | 1st | 992.39 | 799.89 | 88.66 | 103 |
| 26 | B | 106 | 2BHK | 1st | 992.39 | 799.89 | 88.66 | 106 |
| 27 | B | 107 | 2BHK | 1st | 992.39 | 799.89 | 88.66 | 107 |
| 28 | B | 108 | 2BHK | 1st | 992.39 | 799.89 | 88.66 | 108 |
| 29 | B | 201 | 2BHK | 2nd | 992.39 | 799.89 | 88.66 | 201 |
| 30 | B | 202 | 2BHK | 2nd | 992.39 | 799.89 | 88.66 | 202 |
| 31 | B | 203 | 2BHK | 2nd | 992.39 | 799.89 | 88.66 | 203 |
| 32 | B | 208 | 2BHK | 2nd | 992.39 | 799.89 | 88.66 | 208 |



Rajkumar Pattnaik
Sivarama Prasad Nayak

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

Deepak K. Pado.
Lalit Mahapatra

| Sl No | Block | Flat No | Type | Floor | Built Up area (Sqft) | Carpet Area (Sqft) | Balcony area (Sqft) | Parking No. |
|-------|-------|---------|------|-----------------|----------------------|--------------------|---------------------|-------------|
| 33 | B | 301 | 2BHK | 3 rd | 992.39 | 799.89 | 88.66 | 301 |
| 34 | B | 302 | 2BHK | 3 rd | 992.39 | 799.89 | 88.66 | 302 |
| 35 | B | 307 | 2BHK | 3 rd | 992.39 | 799.89 | 88.66 | 307 |
| 36 | B | 308 | 2BHK | 3 rd | 992.39 | 799.89 | 88.66 | 308 |
| 37 | B | 401 | 2BHK | 4 th | 992.39 | 799.89 | 88.66 | 401 |
| 38 | B | 402 | 2BHK | 4 th | 992.39 | 799.89 | 88.66 | 402 |
| 39 | B | 403 | 2BHK | 4 th | 992.39 | 799.89 | 88.66 | 403 |
| 40 | B | 406 | 2BHK | 4 th | 992.39 | 799.89 | 88.66 | 406 |
| 41 | B | 407 | 2BHK | 4 th | 992.39 | 799.89 | 88.66 | 407 |
| 42 | B | 408 | 2BHK | 4 th | 992.39 | 799.89 | 88.66 | 408 |
| 43 | B | 501 | 2BHK | 5 th | 992.39 | 799.89 | 88.66 | 501 |
| 44 | B | 502 | 2BHK | 5 th | 992.39 | 799.89 | 88.66 | 502 |
| 45 | B | 503 | 2BHK | 5 th | 992.39 | 799.89 | 88.66 | 503 |
| 46 | B | 504 | 2BHK | 5 th | 992.39 | 799.89 | 88.66 | 504 |
| 47 | B | 505 | 2BHK | 5 th | 992.39 | 799.89 | 88.66 | 505 |
| 48 | B | 506 | 2BHK | 5 th | 992.39 | 799.89 | 88.66 | 506 |
| 49 | B | 507 | 2BHK | 5 th | 992.39 | 799.89 | 88.66 | 507 |
| 50 | B | 508 | 2BHK | 5 th | 992.39 | 799.89 | 88.66 | 508 |

That, it is agreed by the parties that the 1st Party shall have no manner of objection if the 2nd Parties 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 Parties 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.

Roishree Pattnaik
M/s. Laxmi Infra Venture (P) Ltd.
Rajesh Kumar Nayak
Managing Director

Deepak K. Panda
Lalit Mahan Pat



18/11/21

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

SCHEDULE OF PROPERTY

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

1. Khata No-412/124, Plot No-620, Area-Ac.0.180dec., Plot No-621, Area-Ac.0.080dec. Kisama-Gharabari, Status-Stitiban.
2. Khata No-412/125, Plot No-616, Area-Ac.0.090dec., Plot No-615, Area-Ac.0.090dec. Kisama-Gharabari, Status-Stitiban.
3. Khata No-412/144, Plot No-617, Area-Ac.0.380dec. Kisama-Gharabari, Status-Stitiban.

In total One Mouza, Three Khata, Five Plots & Total Area-Ac.0.820dec.

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 **Executed in** day of November, 2021 at Bhubaneswar. **Presence of Witness**

Witnesses:

1. Deepak K. Panda
S/o Rabinarayan Panda
Rameshgarh,
Bhubaneswar.

2. Lalit Mahapatra
S/o Anshu Chandra
Wanspur,
Bhubaneswar

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

Rupesh Kumar Nayak
Managing Director

Signature of the 1st Party

Lalitha Pattnaik
Sivananda Prasad Nayak
Rita Pattnaik
Signature of the 2nd Parties

IDENTIFIED BY ME

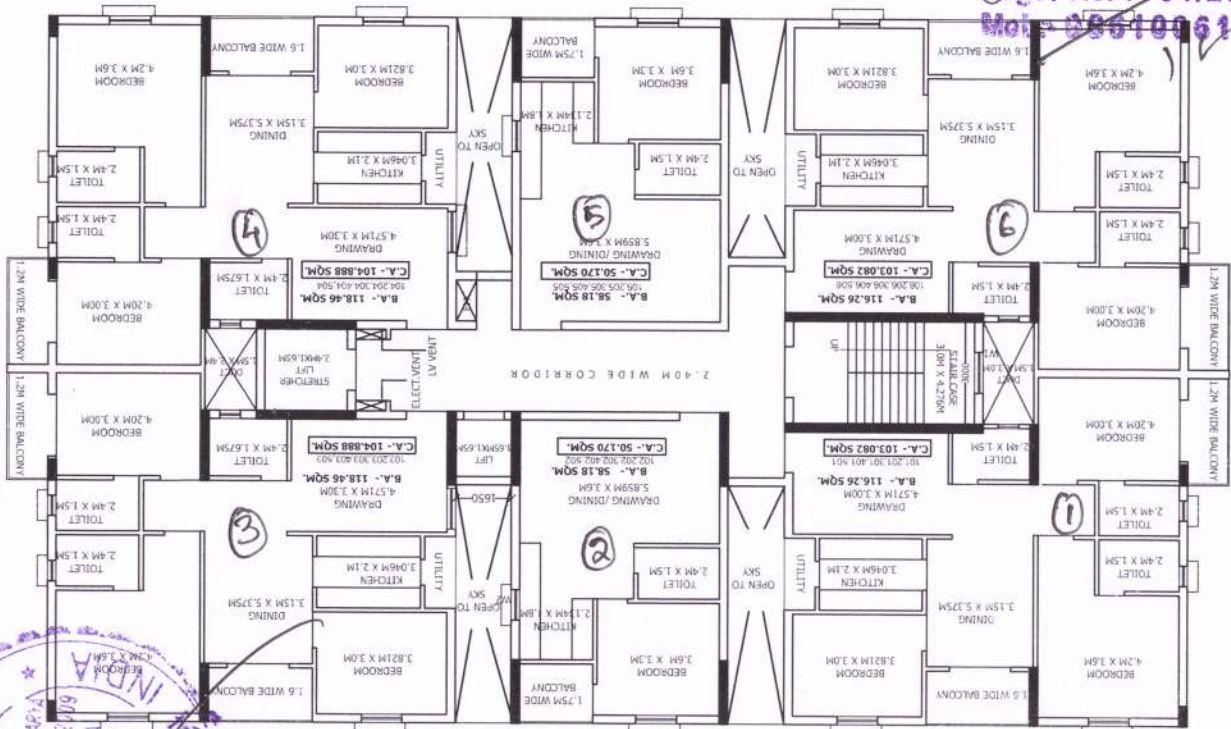
18/11/21

ADVOCATE, BBSR

1st floor.

Rajyneswar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist. Khurda
Regd. No.-7781/2009
Mob: 9851006174

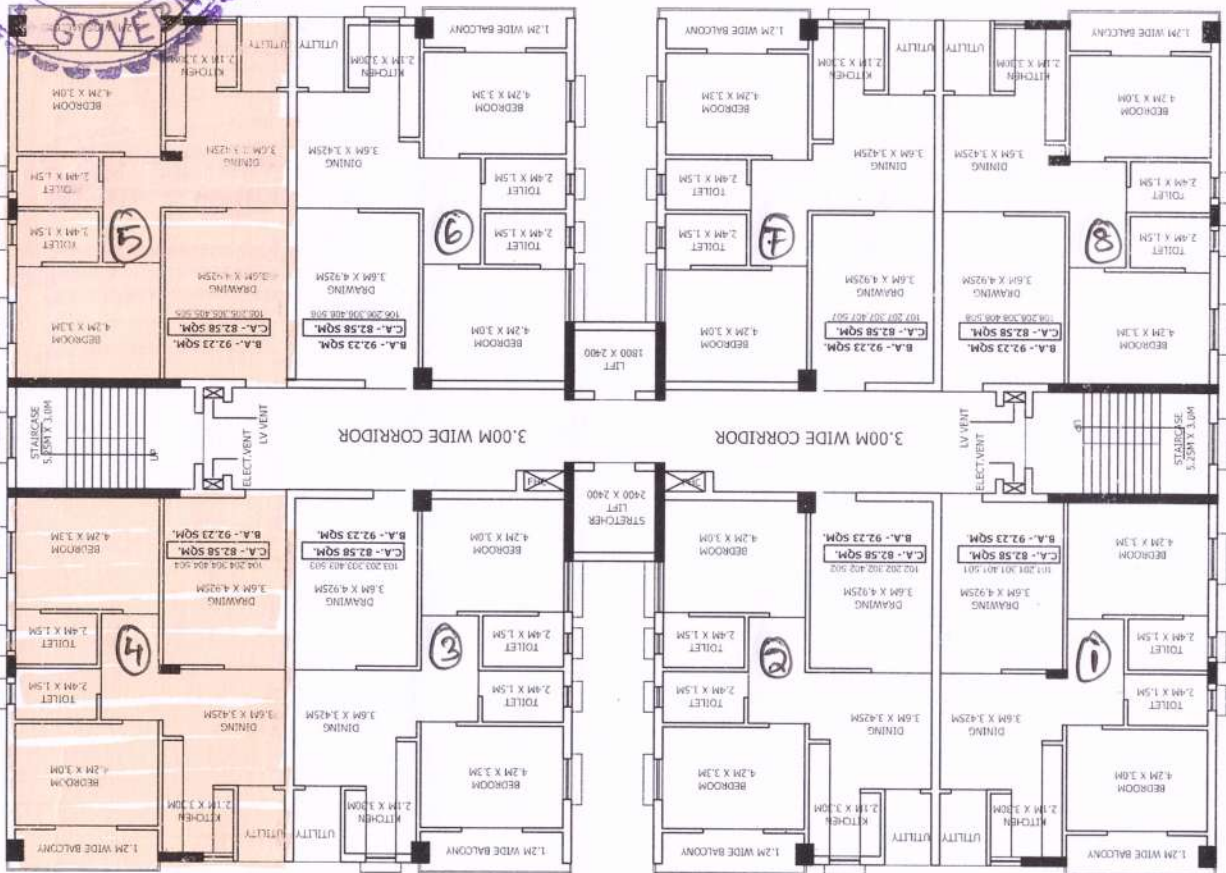
BLOCK A



215

TYPICAL FLOOR PLAN(1,2,3,4,5)

BLOCK B



Rajendra Prasad Nayak

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

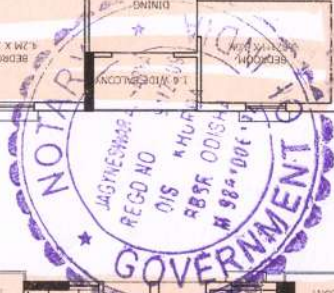
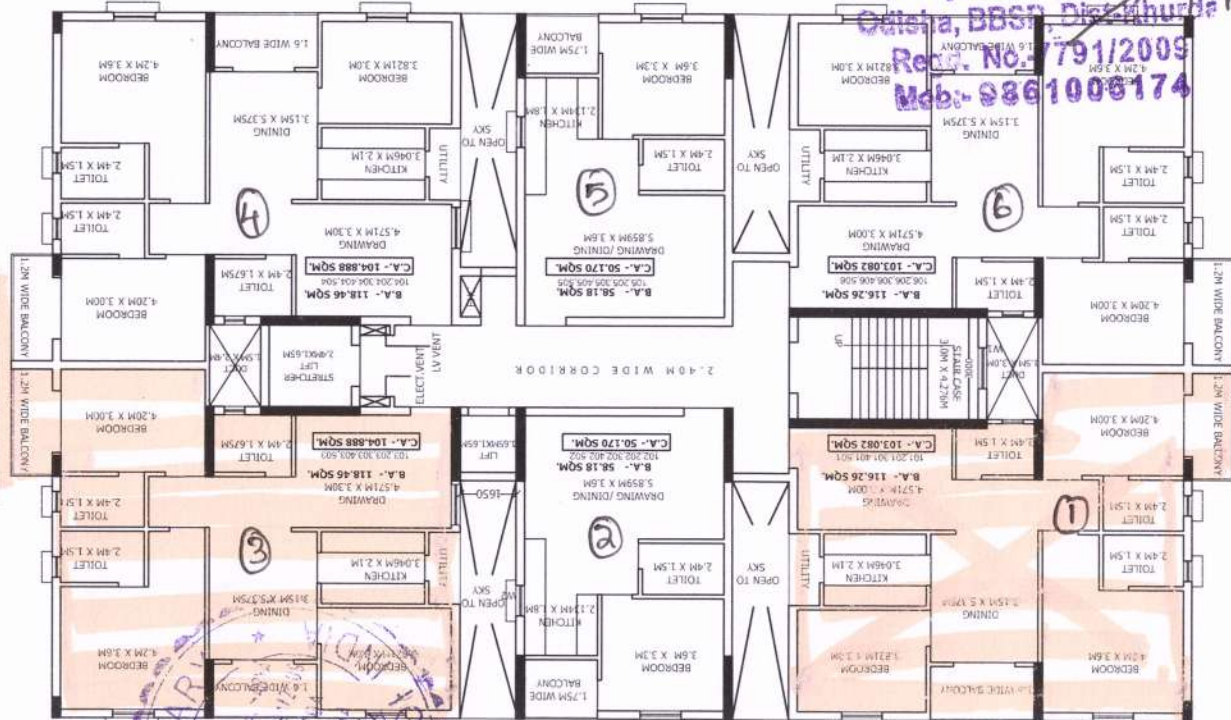
Rajesh Kumar Nayak
Managing Director

Rita Panigrahi

2nd floor.

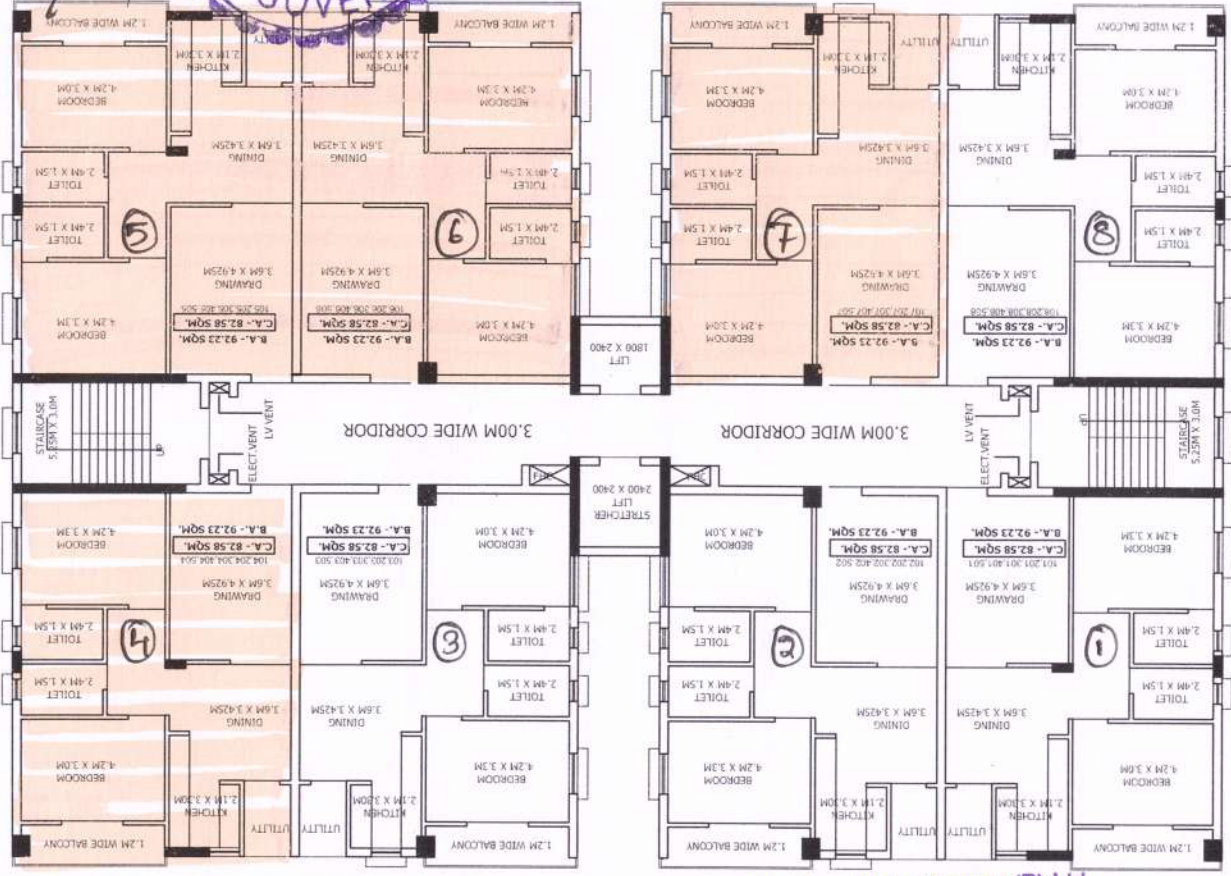
Jagyneswar Acharya
Notary, Govt. Of India
Cuttack, BBSR Dist. Khurda
Regd. No.- 791/2009
Mob- 9861006174

BLOCK A



TYPICAL FLOOR PLAN(1,2,3,4,5)

BLOCK B



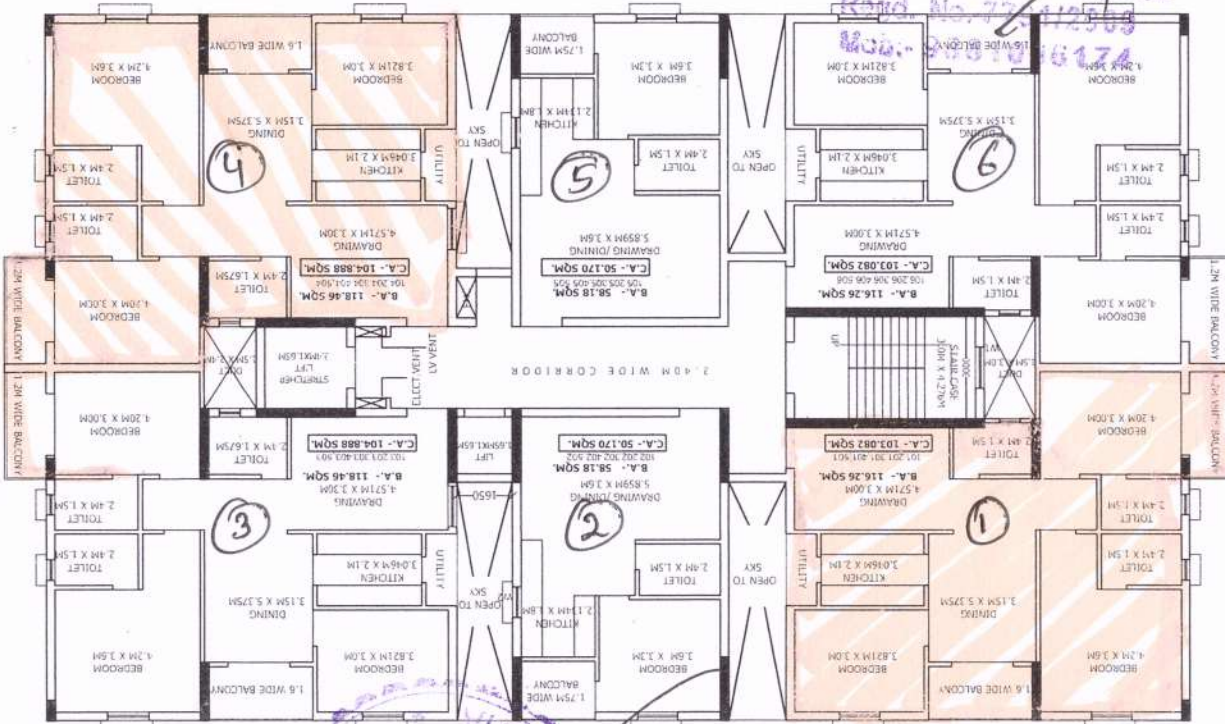
L. Rajbree Patnaik
Sivachandrapur Road, Nayaboli
Rota Panigrahi

M/s. Laxmi Infra Venture (P) Ltd.
Rajesh Kumar Nayau
Managing Director

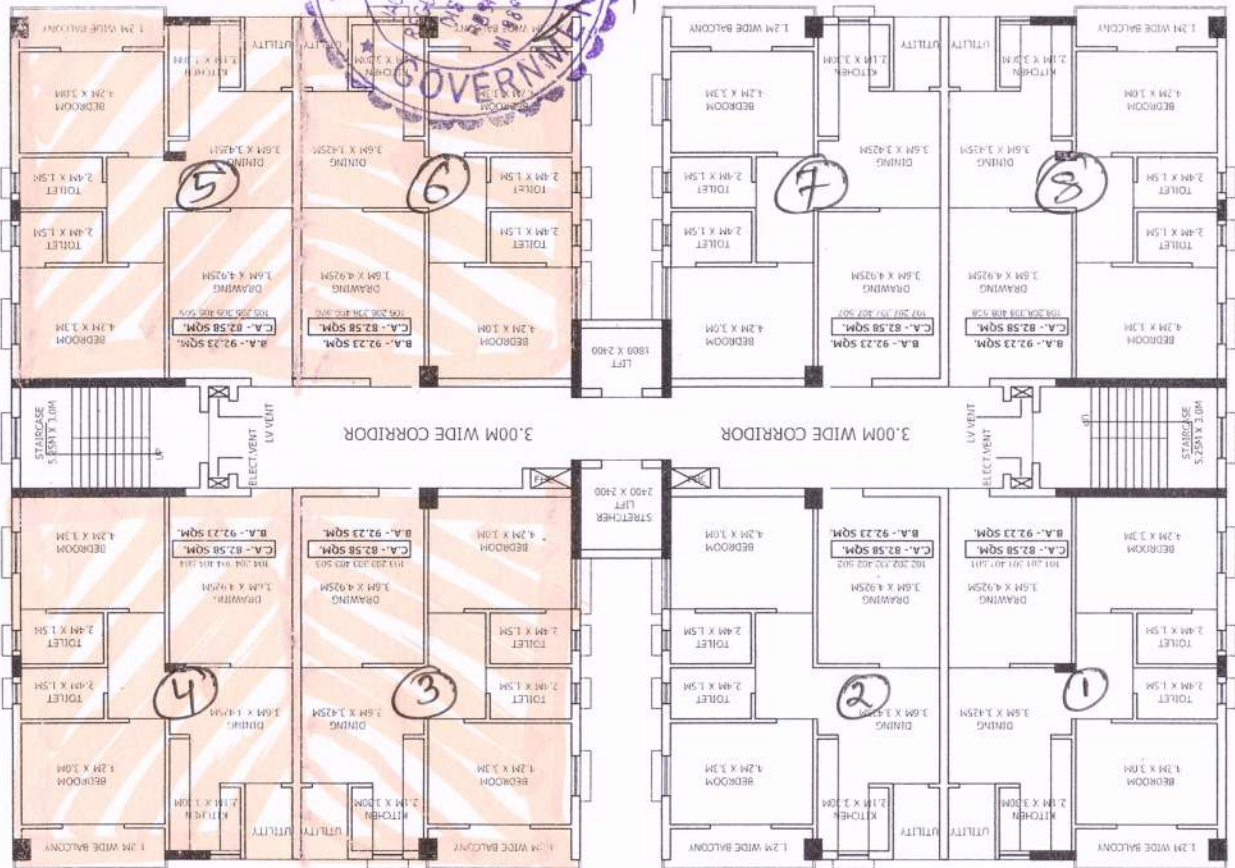
3rd Floor.

Jagyneshwar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khurda
Road No. 75, 112553
Mob. 997616174

BLOCK A



BLOCK B



TYPICAL FLOOR PLAN(1,2,3,4,5)

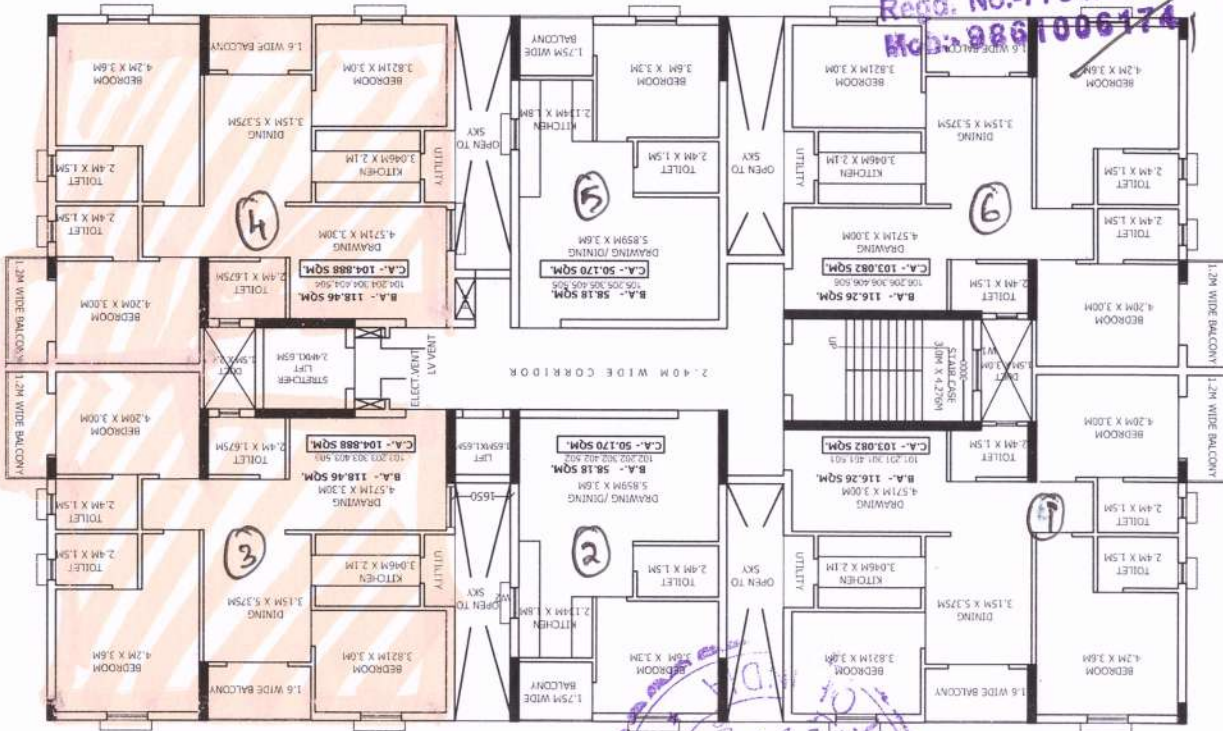
M/s. Laxmi Infra Venture (P) Ltd.

Registered with
Sivananda Prasad Nayak
Rita Panigrahi
Managing Director

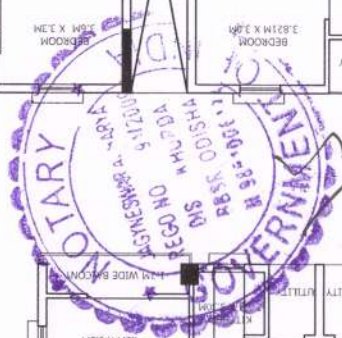
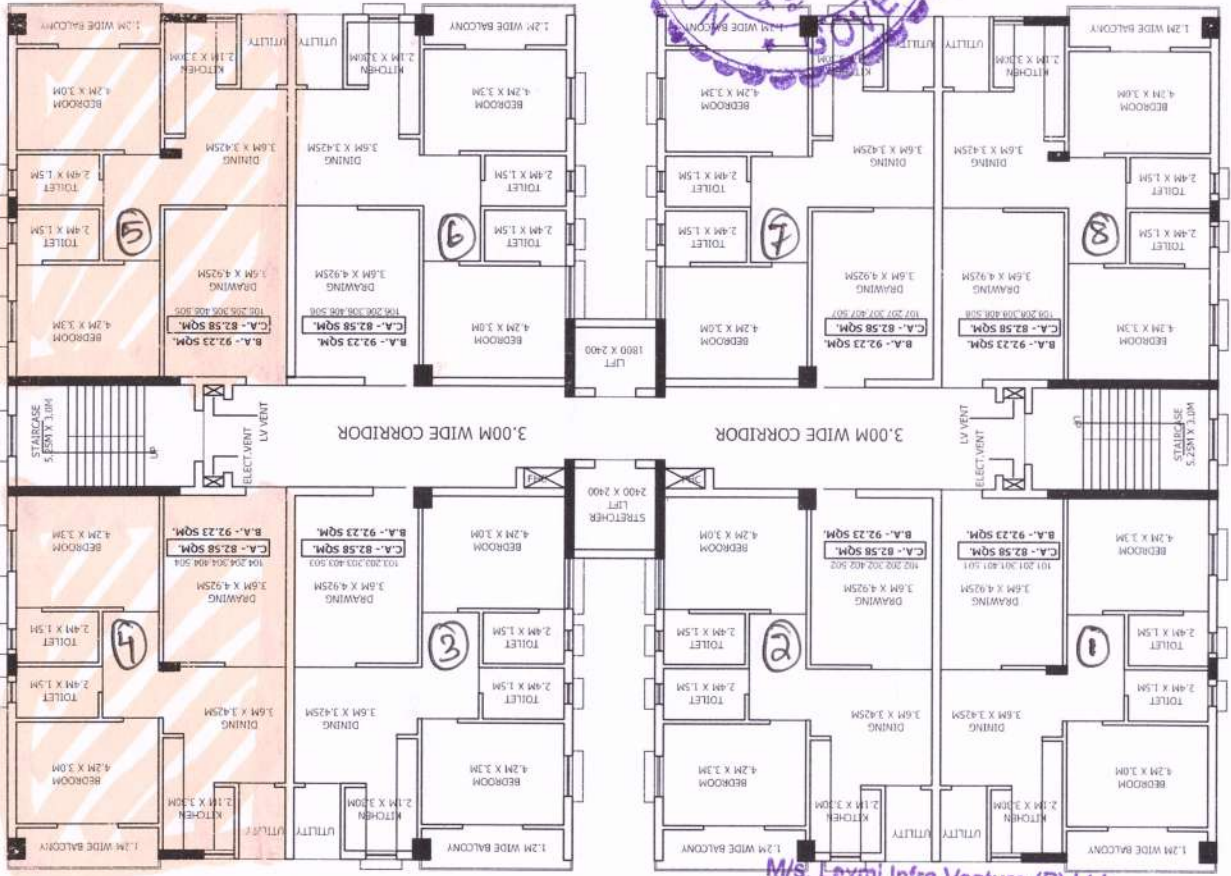
4th Floor

Jagyneshwar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khurda
Regd. No.-7791/2009
Mob:-9861006174

BLOCK A



BLOCK B



TYPICAL FLOOR PLAN(1,2,3,4,5)

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

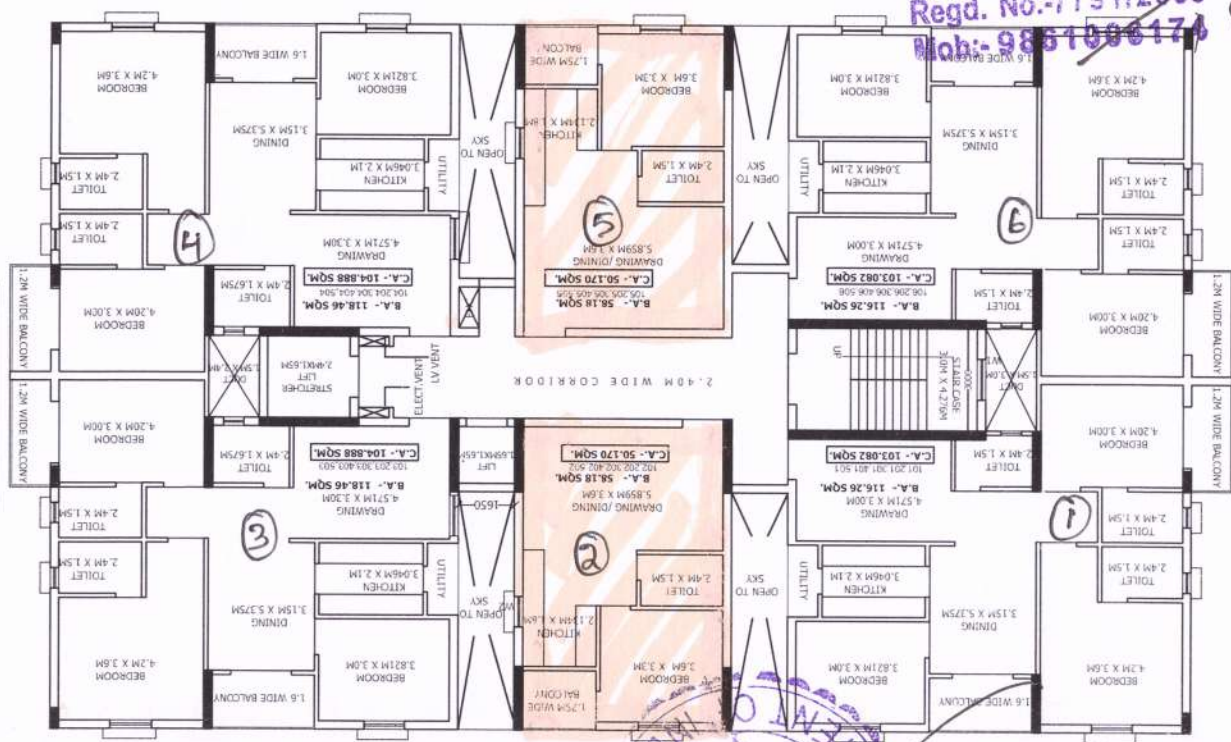
Rajesh Kumar Nayon
Managing Director
Rishree Katriam
Ivanand Prasad Nayon
Rita Panigrahi

5th floor

Jagyneswar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khurda
Regd. No.-77912009
Mob: 985100174

5/11/22

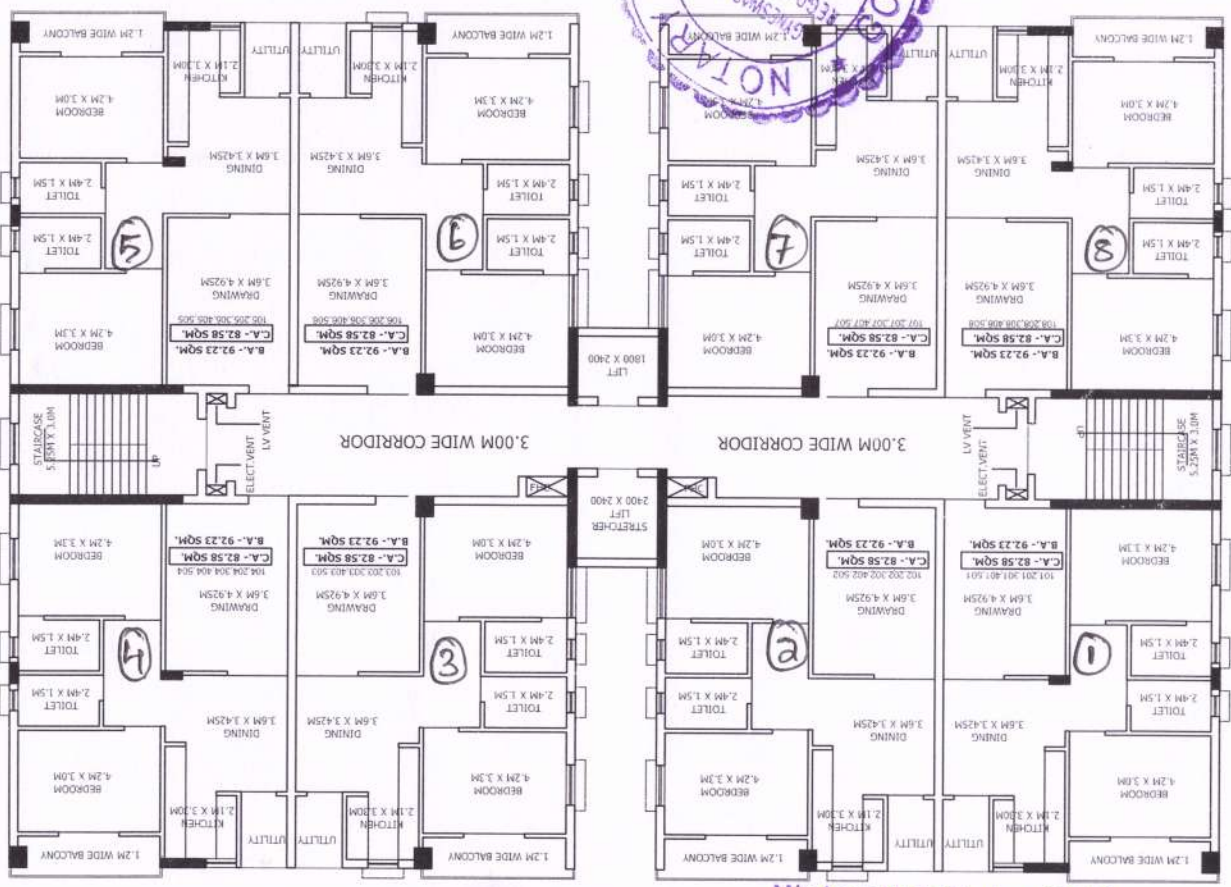
BLOCK A



18/11/22

TYPICAL FLOOR PLAN(1,2,3,4,5)

BLOCK B



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

Rajeshwar Patra
Sivanand Prasad Nanda
Rita Panigrahi

Rajesh Kumar Nayak
Managing Director

29 DEC 2021



ଓଡ଼ିଶା ଆଡ଼ିଶା ODISHA

Jagyneshwar Acharya
 Notary, Govt. Of India
 Odisha, BBSR, Dist-Khurda
 Regd. No.-7791/2009
 Mob:- 9861006174

M 077797

AGREEMENT

This Deed of Share Allocation Agreement is made on this 29th day of December, 2021 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 41 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
Rajshree Patraik



Deepak K. Panda.
Sanjay Kumar Saha

19851
9/11/21
R.C. SAHOO

R.C. SAHOO
STAMP VENDER
BHUBANESWAR

TREASURY
BHUBANESWAR
05 NOV 2021
ADDL. TREASURY OFFICER

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

Rajesh Kumar Nayak
Managing Director

Jagyneshwar Acharya
Notary, Govt. Of India
Odisha, BPSR, Dist-Khurda
Regd. No.-7791/2009
Mob:- 9861006174

AND

Smt. Rajshree Patnaik, aged about 55 years, W/o-Sri Prasant Kumar Patnaik, resident of Plot No-N1/99, I.R.C. Village, Nayapalli, Bhubaneswar, Dist-Khurda-751015, Aadhar No. 6966 9672 0545, PAN-CCGPP6545M, Mob:- 9437807577, (Hereinafter called as "**2nd Parties/Land Owners**") 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) Hereinafter called the owner of the **SECOND PART**.

THAT, the 2nd Party Land owner along with other partners are the absolute, bonafied & recorded owners of the property in respect of Mutation Khata No.412/124, 412/125 & 412/144, Total Area-Ac.0.820 decimals under Mouza-Rudrapur (the details of which is described below as Schedule of Property).

THAT, the 2nd Party Land Owners 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.1921 on dated 03.12.2018 & further entered into execution and registration of "Irrevocable General Power of Attorneys" bearing Document No.11081812580, 11081812579 & 11081812585 on dated 04.12.2018 under mutually agreed terms and conditions and subsequently, one Supplementary Agreement was executed on dtd.20.10.2020 between the parties for construction of Residential Apartment Building over the scheduled property.



Page 2 of 5


M/s. Lexmi Intra Venture (P) Ltd.

Rajesh Kumar Nayak
Managing Director

Rajshree Patnaik

Deepak K. Panda

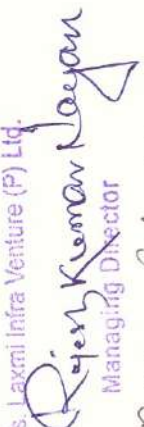
Sanjay Kumar Saha


 JAGYNEESH CHARYA
 NOTARY PUBLIC OF INDIA
 BBSR, DIST. BUDA, ODISHA
 REGD. NO. 7791/2000
 845585397

THAT, as per aforesaid “Agreement, IGPA and Supplementary Agreement”, the 1st Party/Developer is entitled to construct S+5 & B+S+5 Floor (MIG) residential apartment building in the name & style of “LAXMI ANNEX” over the said schedule of property in accordance to the permission granted by BMC Authority vide Letter No.75627, dtd.16.10.2021.

THAT, as per share allocation agreement dtd.15.11.2021, the 2nd Party has been allocated the shares in the Project-**Laxmi Annex**, situated in Mouza-Rudrapur of her share, the details of which is written in the table below:-

| Sl No. | Block | Flat No | Type | Floor | Built Up area (Sqft) | Carpet Area (Sqft) | Balcony area (Sqft) |
|--------|-------|---------|------|-----------------|----------------------|--------------------|---------------------|
| 1 | A | 201 | 3BHK | 2 nd | 1250.95 | 990.24 | 118.79 |
| 2 | A | 304 | 3BHK | 3 rd | 1274.62 | 1009.50 | 119 |
| 3 | A | 403 | 3BHK | 4 th | 1274.62 | 1009.50 | 119 |
| 4 | B | 104 | 2BHK | 1 st | 992.39 | 799.89 | 88.66 |
| 5 | B | 204 | 2BHK | 2 nd | 992.39 | 799.89 | 88.66 |
| 6 | B | 207 | 2BHK | 2 nd | 992.39 | 799.89 | 88.66 |
| 7 | B | 303 | 2BHK | 3 rd | 992.39 | 799.89 | 88.66 |
| 8 | B | 304 | 2BHK | 3 rd | 992.39 | 799.89 | 88.66 |
| 9 | B | 404 | 2BHK | 4 th | 992.39 | 799.89 | 88.66 |
| 10 | A | 502 | 1BHK | 5 th | 626.01 | 496.25 | 43.57 |
| TOTAL | | | | | 10380.54 | 8304.83 | 932.32 |

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

 Managing Director
 Rajshree Pattnaik

That, it is agreed by the parties that, the 1st party shall allot one car parking area as mentioned in the share allocation agreement after completion of construction work and ready for occupancy.

That, the 2nd party requested 1st Party for financial assistance to met her requirements against surrender of her share of allotted houses and the 1st party agreed on it and it has been decided that, out of above units; land owners kept only the following units



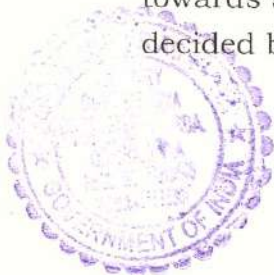
Deepak K. Panda
 Srijay Kumar Saha

| Sl No. | Block | Flat No | Type | Floor | Built Up area (Sqft) | Carpet Area (Sqft) | Balcony area (Sqft) |
|--------|-------|---------|------|-----------------|----------------------|--------------------|---------------------|
| 1 | A | 304 | 3BHK | 3 rd | 1274.62 | 1009.50 | 119 |
| 2 | B | 304 | 2BHK | 3 rd | 992.39 | 799.89 | 88.66 |
| 3 | A | 502 | 1BHK | 5 th | 626.01 | 496.25 | 43.57 |
| TOTAL | | | | | 2893.02 | 2305.64 | 251.23 |

And rest of units as mentioned below are renounce in favour of 1st Party and the 1st Party Developer will pay the full & final consideration money of Rs.3,00,00,000/- (Rupees Three crores) only to the land owner 2nd Party for the Built-up area of 7487.52Sqft within 3years from the date of signing of this agreement in phase wise manner as per requirement of 2nd party. The GST & other Taxes as applicable to the following dwelling units shall be borne by the 1st party.

| Sl No. | Block | Flat No | Type | Floor | Built Up area (Sqft) | Carpet Area (Sqft) | Balcony area (Sqft) |
|--------|-------|---------|------|-----------------|----------------------|--------------------|---------------------|
| 1 | A | 201 | 3BHK | 2 nd | 1250.95 | 990.24 | 118.79 |
| 3 | A | 403 | 3BHK | 4 th | 1274.62 | 1009.50 | 119 |
| 4 | B | 104 | 2BHK | 1 st | 992.39 | 799.89 | 88.66 |
| 5 | B | 204 | 2BHK | 2 nd | 992.39 | 799.89 | 88.66 |
| 6 | B | 207 | 2BHK | 2 nd | 992.39 | 799.89 | 88.66 |
| 7 | B | 303 | 2BHK | 3 rd | 992.39 | 799.89 | 88.66 |
| 9 | B | 404 | 2BHK | 4 th | 992.39 | 799.89 | 88.66 |
| TOTAL | | | | | 7487.52 | 5999.19 | 681.09 |

That, it is agreed by the parties that, the 2nd Party shall have no manner of objection if the 1st Party will enter into agreement for sale, sale deed, conveyance deed in favour of intending parties and the intending purchasers 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/Society.



M/s. Laxmi Infra Venture (P) Ltd.
Deepankar Nayak
 Managing Director
Rajshree Pattnaik

Deepankar M. Panda,
Sanjay Kumar S.S.

Jagyneshwar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khorda
Regd. No.-7701/1999
Maha-2007/1000712

That, two sets the supplementary 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-412/124, Plot No-620, Area-Ac.0.180dec., Plot No-621, Area of Ac.0.0130dec out of Area-Ac.0.260dec. Kisama-Gharabari, Status-Stitiban.
2. Khata No-412/125, Plot No-616 & 615, Area-Ac.0.090dec., out of Area of Ac.0.180dec Kisama-Gharabari, Status-Stitiban.
3. Khata No-412/144, Plot No-617, Area of Ac.0.190dec out of Area-Ac.0.380dec. Kisama-Gharabari, Status-Stitiban.

In Total One Mouza, Three Khatas, Five Plots & Total Area-Ac.0.410 out of Ac.0.820 dec.

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 29th day of December,2021 at Bhubaneswar.

Witnesses:

1. Deepak K. Parida
S/o - Rabinanayan Parida
Rasulgerh.
Bhubaneswar.
2. Sajay Kumar Sahu
S/o - Kanchana Ch Sahu
P.O/PS. Balianta
Dist-Khurda

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

Rajesh Kumar Nayak
Managing Director

Signature of the 1st Party

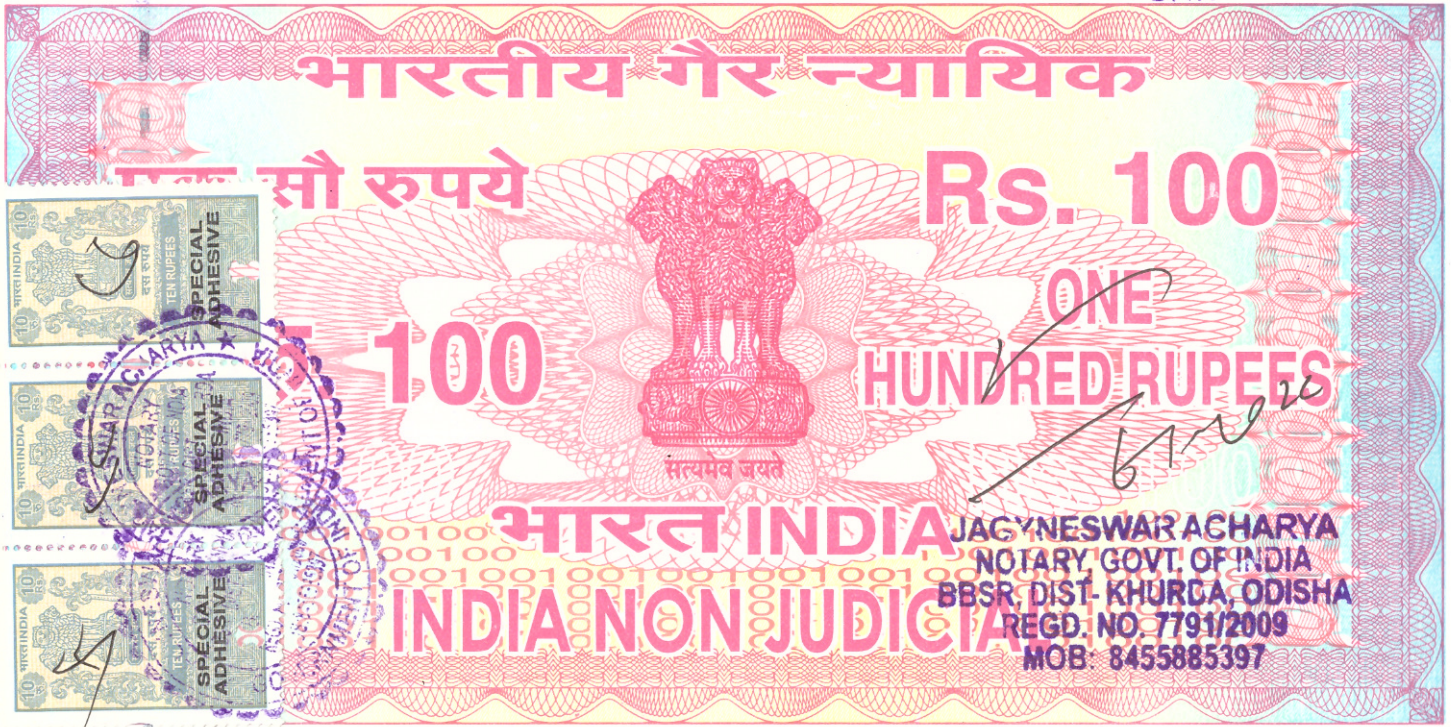
Rajshree Pattnaik

Signature of the 2nd Party



Jagyneshwar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khorda
Regd. No.-7701/1999
Maha-2007/1000712

- 6 JAN 2022



ଓଡ଼ିଶା ओड़िशा ODISHA

M 078379

AGREEMENT

This Deed of Share Allocation Agreement is made on this **5th** day of **January, 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 41 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

Sivananda Prasad Nanda
Rita Panigrahi



Sanjay Kumar Saha

Deepak Kumar Saha

2018
15.11.21 IS (001)

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DISTRICT TREASURY
BUDA, BHUBANESWAR
06 NOV 2021
15
DISTRICT TREASURY

[Large handwritten signature]

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AYOJIT K. SAHAPATI
DIRECTOR
BUDA, BHUBANESWAR
06 NOV 2021

B.D. MISHRA
STAMP VENDER
DSR OFFICE
BHUBANESWAR

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

Rajesh Kumar Nayak
Managing Director

[Faint circular stamp]

✓
6-1-2024

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

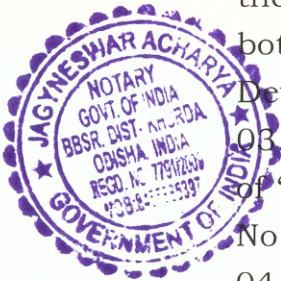
AND

(1) **Sri Sivananda Prasad Nanda**, aged about 62 years, S/o-Sri Radhashyam Nanda, resident of Plot No-N1/136, I.R.C. Village, Nayapalli, Bhubaneswar, Dist-Khurda, Aadhar No. 7524 3291 8375, PAN- AAMPN9134C, Mob:- 9437095858 & (2) **Smt. Rita Panigrahi**, aged about 49 years, W/o-Sri Sivananda Prasad Nanda, resident of Plot No-N1/136, I.R.C. Village, Nayapalli, Bhubaneswar, Dist-Khurda, Aadhar No. 2908 6978 5262, PAN-ABMPP6095R, Mob:- 7381025858 (Hereinafter called as "**2nd Parties/Land Owners**") 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) Hereinafter called the owner of the **SECOND PART.**

THAT, the 2nd Party Land owners along with other partner are the absolute, bonafied & recorded owners of the property in respect of Mutation Khata No.412/124, 412/125 & 412/144, Total Area-Ac.0.820 decimals under Mouza-Rudrapur (the details of which is described below as Schedule of Property).

THAT, the 2nd Party Land Owners 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.1921 on dated 03.12.2018 & further entered into execution and registration of "Irrevocable General Power of Attorneys" bearing Document No.11081812580, 11081812579 & 11081812585 on dated 04.12.2018 under mutually agreed terms and conditions and subsequently, one Supplementary Agreement was executed on dtd.20.10.2020 between the parties for construction of Residential Apartment Building over the scheduled property.

M/s. Laxmi Infra Venture (P) Ltd.
Rajyog Kumar Nayam
Managing Director
Sivananda Prasad Nanda
Rita Panigrahi



11 - Rajyog Kumar Nayam
1 - Deepak K. Nanda

[Handwritten Signature]

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

THAT, as per aforesaid "Agreement, IGPA and Supplementary Agreement", the 1st Party/Developer is entitled to construct S+5 & B+S+5 Floor (MIG) residential apartment building in the name & style of "LAXMI ANNEX" over the said schedule of property in accordance to the permission granted by BMC Authority vide Letter No.75627, dtd.16.10.2021.

THAT, as per share allocation agreement dtd.15.11.2021, the 2nd Parties have been allocated the shares in the Project-**Laxmi Annex**, situated in Mouza-Rudrapur of their share, the details of which is written in the table below:-

[Handwritten Signature]
M/s. Laxmi Infra Venture (P) Ltd.
Rajesh Kumar Nayak
Managing Director
[Handwritten Signature]
Sivananda Prasad Nayak
Rita Panigrahi

| Sl No | Block | Flat No | Type | Floor | Built Up area (Sqft) | Carpet Area (Sqft) | Balcony area (Sqft) | Parking No. |
|-------|-------|---------|------|-----------------|----------------------|--------------------|---------------------|-------------|
| 01 | A | 203 | 3BHK | 2 nd | 1274.62 | 1009.50 | 119 | 203 |
| 02 | A | 301 | 3BHK | 3 rd | 1250.95 | 990.24 | 118.79 | 301 |
| 03 | A | 404 | 3BHK | 4 th | 1274.62 | 1009.50 | 119 | 404 |
| 04 | B | 105 | 2BHK | 1 st | 992.39 | 799.89 | 88.66 | 105 |
| 05 | B | 205 | 2BHK | 2 nd | 992.39 | 799.89 | 88.66 | 205 |
| 06 | B | 206 | 2BHK | 2 nd | 992.39 | 799.89 | 88.66 | 206 |
| 07 | B | 305 | 2BHK | 3 rd | 992.39 | 799.89 | 88.66 | 305 |
| 08 | B | 306 | 2BHK | 3 rd | 992.39 | 799.89 | 88.66 | 306 |
| 09 | B | 405 | 2BHK | 4 th | 992.39 | 799.89 | 88.66 | 405 |
| 10 | A | 505 | 1BHK | 5 th | 626.01 | 496.25 | 43.57 | 505 |
| TOTAL | | | | | 10380.54 | 8304.83 | 932.32 | |

That, it is agreed by the parties that, the 1st party shall allot one car parking area to each flat as mentioned in the share allocation agreement after completion of construction work and ready for occupancy.

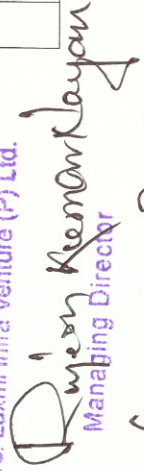
That, the 2nd party requested 1st Party for financial assistance to meet their requirements against surrender of their share of allotted houses and the 1st party agreed on it and it has been decided that, out of above units; land owners kept only the following units



[Handwritten Signature]
Sanjoy Kumar Saha
[Handwritten Signature]
Deepraj Kumar Saha

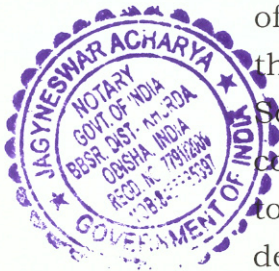
| Sl No | Block | Flat No | Type | Floor | Built Up area (Sqft) | Carpet Area (Sqft) | Balcony area (Sqft) | Parking No. |
|-------|-------|---------|------|-----------------|----------------------|--------------------|---------------------|-------------|
| 01 | B | 305 | 2BHK | 3 rd | 992.39 | 799.89 | 88.66 | 305 |
| 02 | B | 306 | 2BHK | 3 rd | 992.39 | 799.89 | 88.66 | 306 |
| 03 | B | 405 | 2BHK | 4 th | 992.39 | 799.89 | 88.66 | 405 |
| 04 | A | 505 | 1BHK | 5 th | 626.01 | 496.25 | 43.57 | 505 |
| TOTAL | | | | | 3603.18 | 2895.92 | 309.55 | |

And rest of units as mentioned below are renounce in favour of 1st Party and the 1st Party Developer will pay the full & final consideration money of Rs.2,70,00,000/- (Rupees Two Crores Seventy Lakhs) only to the land owner 2nd Party for the Builtup area of 6777.36Sqft within 3years from the date of registration of project before the ORERA Authority in phase wise manner as per requirement of 2nd parties. The GST & other Taxes as applicable to the following dwelling units shall be borne by the 1st party.

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

 Managing Director
 Sivananda Pasu Nanda
 Ritu Panigrahi

| Sl No | Block | Flat No | Type | Floor | Built Up area (Sqft) | Carpet Area (Sqft) | Balcony area (Sqft) | Parking No. |
|-------|-------|---------|------|-----------------|----------------------|--------------------|---------------------|-------------|
| 01 | A | 203 | 3BHK | 2 nd | 1274.62 | 1009.50 | 119 | 203 |
| 02 | A | 301 | 3BHK | 3 rd | 1250.95 | 990.24 | 118.79 | 301 |
| 03 | A | 404 | 3BHK | 4 th | 1274.62 | 1009.50 | 119 | 404 |
| 04 | B | 105 | 2BHK | 1 st | 992.39 | 799.89 | 88.66 | 105 |
| 05 | B | 205 | 2BHK | 2 nd | 992.39 | 799.89 | 88.66 | 205 |
| 06 | B | 206 | 2BHK | 2 nd | 992.39 | 799.89 | 88.66 | 206 |
| TOTAL | | | | | 6777.36 | 5408.91 | 622.77 | |

That, it is agreed by the parties that, the 2nd Parties shall have no manner of objection if the 1st Party will enter into agreement for sale, sale deed, conveyance deed in favour of intending parties and the intending purchasers 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/Society.



11. Jayy Kumar Seli
 12. Deepak Kumar Panda

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

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

SCHEDULE OF PROPERTY

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

1. Khata No-412/124, Plot No-620, Area-Ac.0.180dec., Plot No-621, Area of Ac.0.0130dec out of Area-Ac.0.260dec. Kisama-Gharabari, Status-Stitiban.
2. Khata No-412/125, Plot No-616 & 615, Area-Ac.0.090dec., out of Area of Ac.0.180dec Kisama-Gharabari, Status-Stitiban.
3. Khata No-412/144, Plot No-617, Area of Ac.0.190dec out of Area-Ac.0.380dec. Kisama-Gharabari, Status-Stitiban.

In Total One Mouza, Three Khatas, Five Plots & Total Area-Ac.0.410 out of Ac.0.820 dec.

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 5th day of January,2022 at Bhubaneswar.

**Executed in
Presence of Witness**

Witnesses:

1. Sanjay Kumar Saha
S/o. V. Krishna Ch Saha
10/ps-Balianta
Dist-Khurda
2. Deepak M. Panda
S/o Rabinarayan Panda
G.P. colony.
Bhubaneswar.

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

Managing Director

Signature of the 1st Party

Rita Panigrahi

Signature of the 2nd Party



IDENTIFIED BY ME

ADVOCATE, BBSR

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