

Registered No. 2105 of 2014
dated this 3rd day of July 2014



ANGUL ODISHA

49AA 025080

SUPPLEMENTARY AGREEMENT FOR ALLOCATION OF SHARE

[Signature]
3/3/2020
**NOTARY
ANGUL**

This Deed of Supplementary Agreement for Allocation of Share is made and executed on this 20th day of March, 2020 at Angul.

BETWEEN

Sunil Agarwal, aged about 56 years, S/o – Hariram Agarwal, by caste: Baisya, Occupation: Business, At – Gandhimarg, Angul Town, Post/PS: Angul, Dist – Angul (hereinafter referred to as "LAND OWNER" which expression shall unless excluded by or repugnant to the subject or context, man and include his respective heirs, successors, assignees and legal representatives and assigns etc.) the parties of the **FIRST PART**

[Signature]
03/03/2020
Sunil Agarwal

[Signature]
Sheetal Real Estate (P) Ltd.
Director

ଅପରାଧ ଯାଚିବା
କ୍ଷମା ପତ୍ର



Sheetal Real Estate Pvt. Ltd.
Sambal
Director

ଓ ୨୮୩୪
SAMBIT PRADHAN
STAMP VENDOR
ANGUL



Registered No. 205 of 2022
dated this 3rd day of July 2022

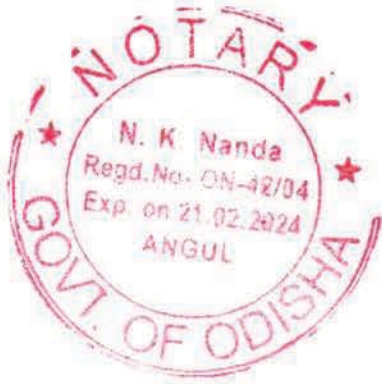


This deed of Agreement
comprising 6 (Six) sheets executed
by Sunita Agarwal on behalf of SRE.Pvt.Ltd.
being identified by P. B. Sahoo who
read over & explained the contents
of this deed to the executant, who
admitted to be correct and I do attest
the same today this the 3rd
day of July 2022 at Angul at about 11:58 AM
under my official seal and signature.

NK
23/7/2022

Sheetal Real Estate Pvt. Ltd.
Sambal
Director

Narendra Kumar Nanda
NOTARY, R. No- ON- 42/04
Exp. on 21.02.2024
ANGUL, ODISHA



Registered No 2105 of 2024
dated this 3rd day of July 2024

AND

M/S. SHEETAL REAL ESTATE PVT LTD. Having its registered Office at Gandhimarg, Angul Town, Post/PS – Angul, Dist – Angul (hereinafter called “DEVELOPER” which expression shall unless excluded by or repugnant to the subject or context shall deem to, mean and include is executors, administrators, successors in office legal representatives, assigns the **SECOND PART**

WHEREAS, the Land Owner had entered with an agreement for development of the schedule land and to construct residential/commercial apartment on its, with the Developer vide no – 4457 Dt.16.03.2020 registered before Notary, Angul. On sharing basis i.e. 3 Nos of flats measuring 80.59 sqmtr. Carpe area & 9.85 Sqmtr. Balcony Area share and balance towards Developer’s share and executed subsequent GPA before the Sub-Registrar, vide GPA No – 10012001026 Dtd.13.03.2020 and after execution of agreemen, he Developer applied for approval of apartment over he said land to TAMDA Angul and the Developer has got approved building plan from TAMDA, Angul vide Letter No – 2603 Dtd.03.10.2018. The Developer/ Builder shall construct the building as per approved building of the TAMDA, Angul in he name and style of SHEETAL CITY CENTER. and for better use and enjoyment he both parties entered into his Supplementary Agreement for Allocation of Share to get their share, hence the parties execute his Supplementary Agreement which will constitute as a part and parcel of he development agreement vide No – 4457 Dtd.16.03.2020 registered before Notary Public, Angul.

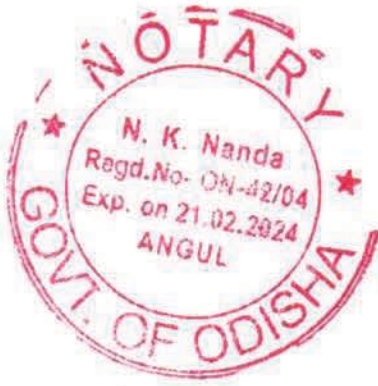
AND WHEREAS though it was agreed between he parties for construction of building as per drawing and accordingly the plan as submitted at TAMDA, Angul which got approved from TAMDA, Angul vide letter No – 2603 Dtd.03.10.2018 and further though It was agreed between the parties that 3 Nos flat the owners share and balance as developers share.

[Handwritten Signature]
3/7/2024
NOTARY
ANGUL

[Handwritten Signature]
03/07/24
Adv. Angul

[Handwritten Signature]
Sudh Kumar Thakur

Sheetal Real Estate (P) Ltd.
[Handwritten Signature]
Director



Registered No 2105 of 2024
dated this 27 day of July 2024

AND WHEREAS the Land Owner towards he consideration amount of the schedule land shall get against his share which means and includes that the Land Owners shall be entitled to get the following finished flats alongwith the 3 Nos of Car parking/ Garage basement.

[Signature]
03/07/2024
NOTARY
ANGUL

Land Owner's Share of Residential (3 Nos Flat)

SL NO	FLOOR NO	FLAT NO	TYPE	CARPET AREA in Sq. Mtr	BALCONY in Sq.Mtr	GARAGE ALLOTTED	GARAGE FLOOR
1	THIRD	301	3 BHK	84.59	9.85	301	STILT
2	THIRD	302	3 BHK	84.59	9.85	302	STILT
3	THIRD	307	3 BHK	84.59	9.85	307	STILT

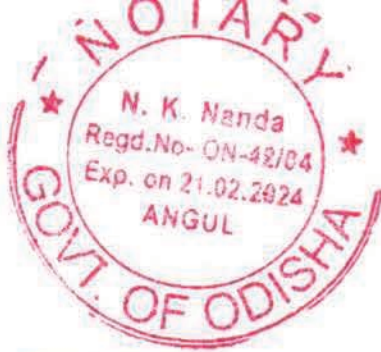
Total 3 Nos, 84.59 Sq.Mtr. Carpet area & Balcony area 9.85 Sq.Mtr each and 3 Nos of Garages

AND WHEREAS the Developer/ Builder who is making the entire construction at its own cost and expenditure shall be entitled the balance remaining construction space. Be it specifically mentioned here that, he Builder/ Developer is at livery to sale, keep or otherwise dispose off/ transfer, allotment, enter into an agreement to sale or can adopt any procedure to covey the undivided imparitable proportionate interest in the balance construction space to any person/ intending purchaser.

[Signature]
03/07/2024
Adv. Angul

[Signature]

Sheetal Real Estate (P) Ltd.
[Signature]
Director



Registered No. 2105 of 20 21
dated this 30th day of July 2021

WITNESS TH AS UNDER :

01. That the Land owner shall not claim any extra Area rather than the stipulated Area as this documents read with he agreement vide No -4457 Dtd.16.03.2020. Executed between both the parties and the said agreement need be treated as part of this documents.
02. That, the Developer shall hand over the possession of he owners' allocation of finished flats after completion of construction.
03. That, the flats shall be constructed as per the specifications mentioned in he principal agreement dated 16.03.2020
04. That, the Land owner is at liberty to supervise the construction at the site and can intimate the Developer for correction of reformation of any error arises at the part of the construction.
05. That, neither party shall have right to raise any objection or obstruction to each other party in the free use and enjoyment of his/heir share.
06. That, both parties shall use and enjoy their respective share and may sell the same o any other third party for which the other party shall not raise any objection or obstruction for the same.
07. That, this supplementary agreement shall treated as part and parcel of the Notarized Principal Agreement vide No – 4457 Dtd.16.03.2020.
08. That, the Land Owners have executed a Regd. General Power of Attorney vide Book No – 1, Volume No -21 and Documents No – 10012001026 Dtd.13.03.2020 registred in he Office of the District Sub- Registrar, Angul in favour of the Developer for construction of the Residential Apartment and same in any manner whatsoever at any point of time.
09. That, if any dispute arises the matter shall be settled as per the provisions enumerated in the agreement Dtd.16.03.2020 executed between the parties.


03/07/2021
NOTARY
ANGUL


03/07/21
Adv. Angul

Sheetal Real Estate (P) Ltd.

Director


Gauri Kumar



Registered No. 2105 of 2024
dated this 3rd day of July 2024

**SCHEDULE OF PROPERTY
(SITUATED UNDER TAMDA, ANGUL)**

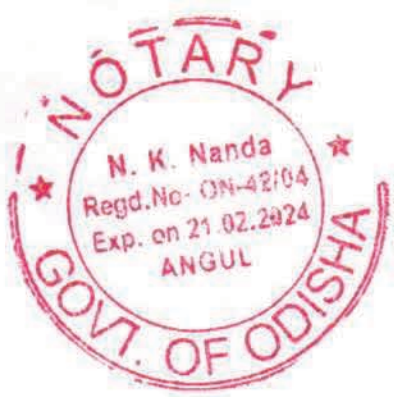
Mouza	:	Hulurisingha
PS	:	Angul
PS No	:	63
Tahsil	:	Angul
Registrar	:	Angul
District	:	Angul
Khata No	:	302/985 (Three hundred two by nine hundred eighty five)
Plot No	:	540 (Five hundred forty)
Area	:	Ac.0.16 (Sixteen Decimals)
Kissam	:	Gharabari
Valuation	:	Rs.
North	:	Niz
South	:	Niz
Plot No	:	541 (Five hundred forty one)
Area	:	Ac.0.15 (Fifteen Decimals)
Kissam	:	Gharabari
Valuation	:	Rs.
North	:	Niz
South	:	Banambar Dehury and Others
Total Area	:	Ac.0.31 (Thirty one Decimals)

8/3/24
NOTARY
ANGUL

8/3/24
Adv. Angul

Smil Kumar Aswal

Sheetal Real Estate (P) Ltd.
Aswal
Director



Registered No. 2105 of 20.21
dated this 30th day of July 2021

IN WITNESSES THEREOF the both parties hereto have signed this Deed of Supplementary Agreement for Allocation of Share on this 30th day of July 2021, at Angul.

03/7/2021
NOTARY
ANGUL

IN WITNESSES :

Smit Kumar Aswal

01. Gabind Kumar Aswal Signature of the land owner/ 1st Party
S/O Mansul Chand Aswal
AT/PO - Angul Tam

Sheetal Real Estate (P) Ltd.

Aswal
Director

02. Ramesh Kumar Mishra Signature of the Developer/ 2nd Party

90 Karalash ch. Mishra
AT/PO - Angul

Indefinite
by nee
03/7/2021
Adv. Angul

03/7/2021
Narendra Kumar Nanda
NOTARY. R. No- ON- 42/04
Exp. on 21.02.2024
ANGUL. ODISHA