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40AA 526082

**Agreement For Evidencing Land Owner Share Allotment  
In The "Mahadev Heights" Apartment, Chualiajanj, Cuttack**

**Mahadev Griha Nirman Pvt. Ltd.** having its office at Plot No.S1/111, Sector – A, Zone A, Mancheswar Industrial Estate, Bhubaneswar, Dist.: Khurda; represented through its Director **Ravi Kumar Moda**, aged about 30 years, son of Sri Deepak Kumar Moda, hereinafter called as the Developer, the party of the **FIRST PART.**

**AND**

1. **PRASANNA KUMAR SAHOO** aged about 61 years,
2. **SATYA PRASANNA SAHOO** aged about 59 years,
3. **CHINMAY SAHOO** aged about 56 years,

SI No.3 is presently residing at 2, Devtirth Bungalows, New CG Road Opposite Janata Nagar, PO-Chandkheda, Aehmdabad-382424, Gujarat,

Mahadev Griha Nirman Pvt. Ltd.

Director



*Prasanna Kumar Sahoo*

*Satya Prasanna Sahoo*

*Chinmay Sahoo*

*Kundan bala Sahoo  
Kalyani Sahu. self  
on behalf of Anshu Sahoo  
Bidisha Sahu.*





All are sons of Late Kashinath Sahoo.

4. **KANANBALA SAHOO**, aged about 70 years, daughter of Late Kashinath Sahoo, wife of Dr. Rabindranath Sahoo, resident of Plot no 880, Mahanadi Vihar, PS-Chauliaganj, Town/Dist-Cuttack.
5. **KALYANI SAHU** aged about 63 years, wife of Late Raj Kishore Sahu; self & mother guardian for and on behalf of **AKASH SAHU** aged about 34 years son of Late Rajkishore Sahu.

All are Permanent residents of Chauliaganj, PO-Naya Bazar, Cuttack-753004 (Odisha), By Caste :Teli, by profession : Business.

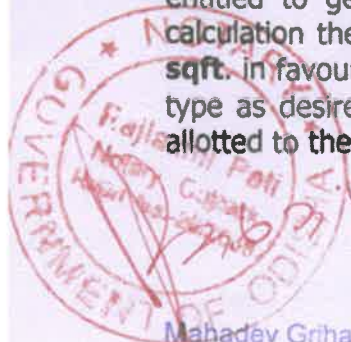
6. **BIDISHA SAHU**, aged about 40 years, wife of Debabrata Padhy and daughter of Late Raj Kishore Sahu, resident of Chauliaganj, PO: Nayabazar, PS: Chauliaganj, Dist.: Cuttack, at present residing at 2049 16<sup>th</sup> Ct NE, Issaquah, WA-98029, USA, **(SECOND PART)**

WHEREAS, the Party of the First Part have entered into a Development Agreement & Registered General Power Of Attorney with the Party of the Second Part for commercial exploitation of land pertaining to Plot No.1388 area Ac.0.998 decimals under Khata-No. 88 of Mouza: Unit -29, Chauliaganj, Cuttack. under Tahasil: Cuttack, Dist.-Cuttack, in sharing basis on dated 23/03/2018. Vide Gpa Number :- 10391801823 & Special GPA Number T21891768 dated 31/07/2018 by office of Collector, Cuttack.

And as per terms and conditions of aforesaid agreement, the Party of the First Part have obtained multistoried building approval plan (S +8) of the proposed project "Mahadev Heights" comprising of one block having total built up area of all flats, **82765.92 sqft.**

AND WHEREAS as per terms and conditions of aforesaid agreement the party of the second part i.e. the land owner is entitled to get **43 %** of the total approved Built up area of all the flats towards their owner's share. Accordingly the Land owners are entitled to get **35,590 Sqft.** out **82765.92 sqft.** And on the basis of aforesaid calculation the party of the first part hereby allotted total Built up area of **36,119.88 sqft.** in favour of party of second part as mentioned below alongwith flat nos, floor and type as desired by second party. There is an excess area of **529.88 sqft** has been allotted to the second part.

Kananbala Sahoo



Mahadev Griha Nirman Pvt. Ltd.  
Ro. in name  
Director

Prasanna Kumar Sahoo.

Satta Prasanna Sahoo Kalyani Sahu  
self on behalf of  
Akash Sahu.

Ching Sahu Bidisha Sahu.

Serial No	Flat No	Floor	Type	Builtup Area In Sqft
1	103	FIRST	2BHK	893.73
2	104	FIRST	3BHK	1184.25
3	105	FIRST	2BHK	900.61
4	106	FIRST	3BHK	1010.69
5	107	FIRST	3BHK	1180.16
6	201	SECOND	3BHK	1010.69
7	205	SECOND	2BHK	900.61
8	208	SECOND	2BHK	900.61
9	209	SECOND	3BHK	1184.25
10	302	THIRD	3BHK	1180.16
11	305	THIRD	2BHK	900.61
12	306	THIRD	3BHK	1010.69
13	309	THIRD	3BHK	1184.25
14	402	FOURTH	3BHK	1180.16
15	403	FOURTH	2BHK	893.73
16	404	FOURTH	3BHK	1184.25
17	405	FOURTH	2BHK	900.61
18	409	FOURTH	3BHK	1184.25
19	501	FIFTH	3BHK	1010.69
20	505	FIFTH	2BHK	900.61
21	508	FIFTH	2BHK	900.61
22	509	FIFTH	3BHK	1184.25
23	605	SIXTH	2BHK	900.61
24	606	SIXTH	3BHK	1010.69
25	608	SIXTH	2BHK	900.61
26	609	SIXTH	3BHK	1184.25
27	701	SEVENTH	3BHK	1010.69
28	705	SEVENTH	2BHK	900.61
29	708	SEVENTH	2BHK	900.61
30	709	SEVENTH	3BHK	1184.25
31	802	EIGHT	3BHK	1180.16
32	803	EIGHT	2BHK	893.73
33	804	EIGHT	3BHK	1184.25
34	805	EIGHT	2BHK	900.61
35	809	EIGHT	3BHK	1184.25
Total	35 FLATS	3BHK 2BHK	20FLATS 15FLATS	36,119.88 sqft



- ✓ Kanan bala Sahoo
- ✓ Kalyani Sahoo
- ✓ Bidisha Sahoo
- ✓ Prasanna Kumar Sahoo
- ✓ Sattarprasanana Sahoo
- ✓ Chiny Sahoo

Total No Of Parking allotment will be 35 nos out of which 25 nos will be covered parking and 10nos will be open parking. The 25 nos Covered parking has been earmarked in Stilt Floor Parking Layout sheet attached herewith.

Mahadev Griha Nirman Pvt. Ltd.

*[Handwritten Signature]*

Director



26/3/24



*Handwritten signature*  
**NOTARY**  
Fajlaxmi Patel  
Notary, Gurgaon  
Haryana

This is the provisional allotment of flats towards the owner's share. The parties of the Second Part i.e. the Land owners hereby accept and acknowledge the above allotment area towards their owner's share without any objection.

That, it is mutually agreed between both the parties, that the party of the First Part i.e. the Developer is now free to negotiate/deal with remaining flats/total built up area with its intending purchaser pertaining to their developer's share as per their own sweet will as they thinks proper to which the Party of First Part/ his representatives/heirs shall not raise any objection whatsoever.

That, it is further agreed between both the parties that the party of second part i.e. the Land owner shall have to pay all other dues as per the Development Agreement before final allotment of flats, The Details are as follows

a) TDR PAYMENT	:-	Rs 31,18,750/-
b) Electrical Charges @50,000/Flat(35flats)	:-	Rs 17,50,000/-
c) Fire, Solar & Stp Charges @75,000/Flat(35flats)	:-	Rs 26,25,000/-
d) Shelter Fund 43% of Rs 42,77,160/-	:-	Rs 18,39,179/-
e) Extra Built-up Area Allotted 529.88sqft@3500/sqft :-		Rs 18,54,580/-
<b>Grand Total</b>	<b>:-</b>	<b>Rs 1, 11,87,509/-</b>

The above total amount **Rs 1, 11, 87,509/-**-(Rupees ~~One~~ Eighty Seven Thousand Five Hundred Nine only) alongwith other statutory taxes like GST ,Service tax & Dues if any applicable will be paid by the second party to the First party, Or the same will be adjusted from the share of the second party by the first party before the Final Allotment or Possession of flats.

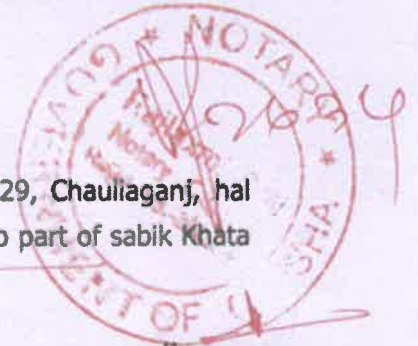
*Handwritten signatures and names:*  
Prasen Kumar Sahoo, Kanakbala Sahoo  
Sahita Prasenona Sahoo, Kalpani Sahu, Selt on behalf of Akash Sahu  
Chiny Sahoo, Bidisha Sahu  
*Handwritten signature*  
26 3 14

Mahadev Griha Nirman Pvt. Ltd.  
*Handwritten signature*  
Director

**NOTARY**  
Fajlaxmi Patel  
Notary, Gurgaon  
Haryana  
**GOVERNMENT OF**

**SCHEDULE OF PROPERTY**

Dist.- Cuttack, DSRO : Cuttack, Mouza : Cuttack Town Unit No. 29, Chauliaganj, hal Khata No. 88, hal Plot no 1388 area-Ac0.998 decimal, which corresponds to part of sabik Khata no 10, 17, Plot no 921, 922, 923, and 925.



IN WITNESSES WHEREOF, the parties above named signed on this day of 26<sup>th</sup> March 2019.

**Witnesses :**

Mahadev Griha Nirman Pvt. Ltd.

*[Signature]*

Director

**FIRST PARTY**

1. Provat Kumar Nayak  
Chakrisani Mancheswar  
Rasulgarh, Bhubaneswar  
Odisha. 751010

**SECOND PARTY**

2. Dipti Ranjan Sahoo  
Aparanagar, Near Sidheswar  
Temple, Chauliaganj, Cuttack

Prasanna Kumar Sahoo. Satya prasanna Sahoo

**PRASANNA KUMAR SAHOO**

**SATYA PRASANNA SAHOO**

Chinmay Sahoo

**CHINMAY SAHOO**

Kananbala Sahoo Kalyani Sahu

Kalyani Sahu, Bidisha Sahu.

**KANANBALA SAHOO, (KALYANI SAHU and on behalf of AKASH SAHU), BIDISHA SAHU**



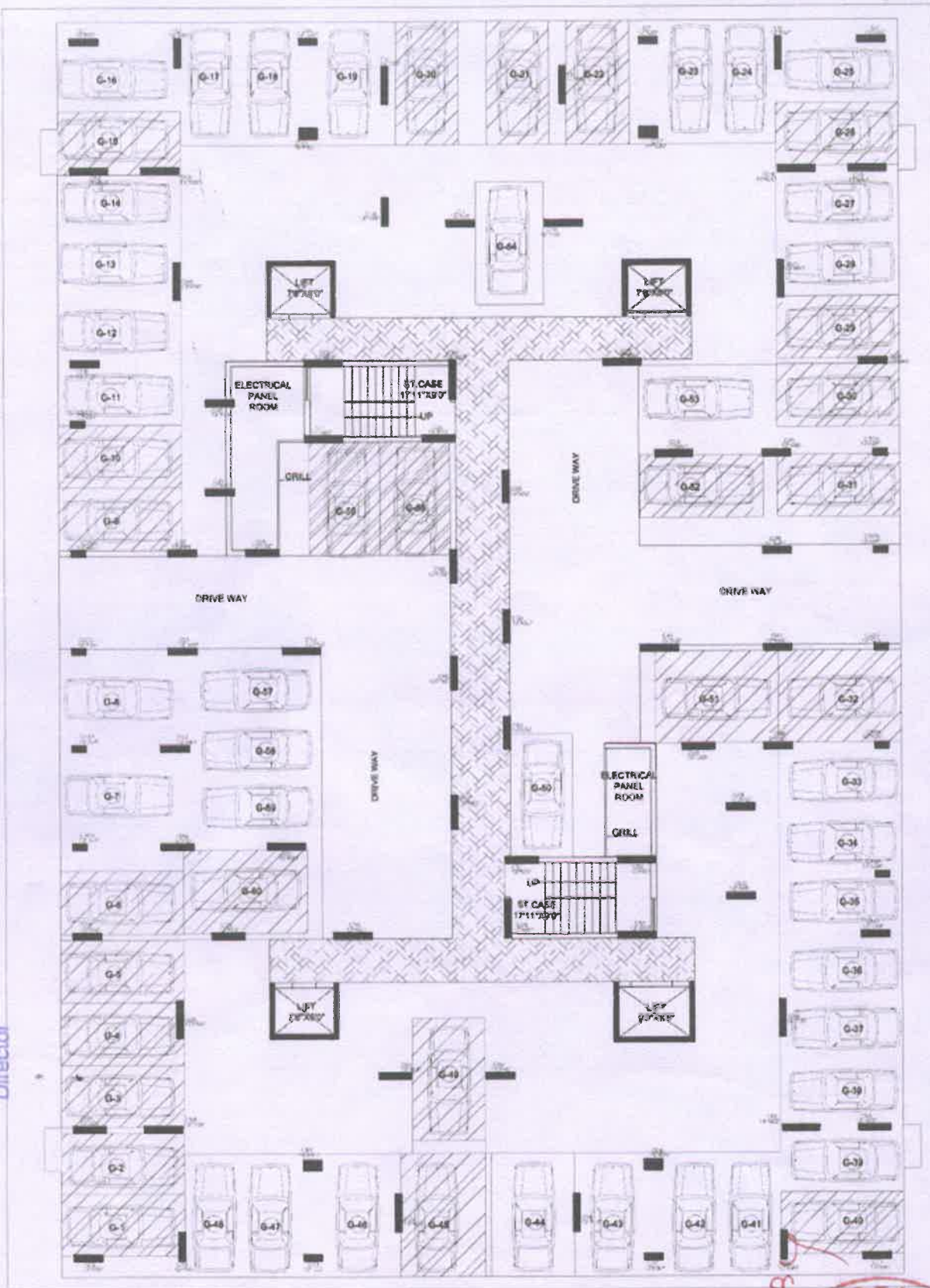
34

Rajlaxmi Pati  
NOTARY, CUTTACK  
GOVT. OF ORISSA  
REGD. NO. 26/2006



Mahadev Griha Nirman Pvt. Ltd.

Director



[Hatched Box] LAND OWNER COVERED PARKING 25%  
 [White Box] BUILDERS COVERED PARKING 35%

**STILT FLOOR PLAN  
PARKING**

✗ Pradamma Kumar Sahoo ✗  
 ✗ Satta prasanance Sahoo ✗

Chiny Sahoo  
 Kananbela Sahoo

Bidisha Sahoo  
 Kalpani Sahoo, Saitan  
 behalf of Akash Sahoo

