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NOTARY PUBLIC, BHUBANESWAR
REGD. No.-ON-75/2012
GOVT OF ODISHA

12AA 374327

SHARE ALLOCATION AGREEMENT

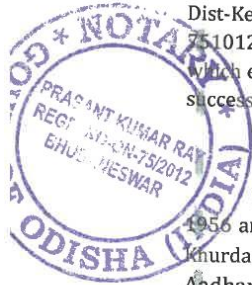
THIS MEMORANDUM OF SHARE ALLOCATION AGREEMENT executed on this.....^{28th} day of February 2023 at Bhubaneswar.

BETWEEN

Ms. Alaka Samal, aged about 65 years, W/o Gunanidhi Nayak, At-Balana, PS -Marshaghai, Dist-Kendrapada currently residing at Plot no 1142/1143, GADASAH, Nayapalli, Bhubaneswar-751012, Pan Number FOTPS6926H, Aadhar no 654929850131 (hereinafter called as the **Owner** which expression unless excluded by or repugnant to the context shall mean and include my heirs, successors, assignees and legal representatives),

AND

M/S. FALCON REAL ESTATE PVT. LTD. A company registered under the Companies Act, 1956 and having its registered office at A/22, Falcon House, Cuttack Road, Bhubaneswar, Dist-Khurda, represented through its through its Asst. Manager-Admin, **Sounik Kajal Kumar Dash**, Aadhar no 733857468395, aged about 32 years, S/o. Shri Bijay Kumar Dash and duly authorized signatory vide Board Resolution dated. 17th September 2021 (hereinafter called the "**Builder/ Developer**"), which expression shall mean and include its Directors, successors and assigns of the **SECOND PART**.



Gunanidhi Nayak

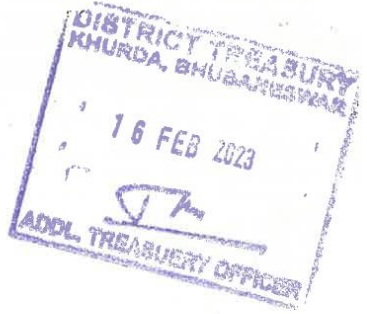
W - Akshaya Kumar Bhalwal

For Falcon Real Estate (P) Ltd.
Sounik Kajal Kumar Dash
Authorised Signatory

Alaka Samal

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BHUBANESWAR

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Prasant Kumar Ray
PRASANT KUMAR RAY
NOTARY PUBLIC, BHUBANESWAR
REGD. No.-ON-75/2012
GOVT OF ODISHA

The Owner and the Builder are hereinafter collectively referred to as "Parties", and individually as 'Party'.

WHEREAS, the Parties had entered into a development agreement executed on 05.07.2022 ("Joint Development Agreement") vide document no 1132208514 and the Owner has executed a General Power of Attorney in favour of the Builder having the document no 1132208515 on 05.07.2022, pursuant to which the Builder has agreed to plan, develop, construct and sell various multi storied/ flats for residential purposes on the Scheduled Lands. In terms of Clause 6.3 of the Joint Development Agreement, the Builder is required to provide intimation to the Owner of the location and composition of the Owner's Area. The Parties are now entering into this Agreement of Sharing to fulfil the obligations set out in Clause 6.3 of the Joint Development Agreement.

NOW THIS AGREEMENT WITNESSED AS BELOW:

1. The Developer is willing to develop **four blocks (2B+G+17) Storied Residential Apartment Building of 268 flats & One Block (2B+G+2) storied society building** as per approval from B.M.C vide letter no: MBP-BMC-02-0193/2022(A) Dated: 07/02/2023 over the below mentioned Schedule of Property.
2. The Developer and the Owner have mutually agreed on the Owner's Area as per the Development Agreement. The choice of Apartment Sizes / Typology, Location (Tower, Floor) etc have been mutually arrived at and the Owner is desirous of taking ownership of of 3,605 (Three Thousand Six Hundred Five) Sqft carpet area.
3. The Owner also understands that it is liable to pay GST at prevailing % Rates on the Total Value of above mentioned carpet area (INSQFT), basis the launch price of similar units in the Project. It is also mutually agreed that the applicable GST Amounts falling due from time to time will be collected from the Owner as per the Payment Schedule applicable for all Buyers in the Project and the same will be notified by the Builder to the Owner.
4. Following is the sharing details;

OWNER'S AREA

SL NO	TOWER / BLOCK	TYPE OF FLAT	FLAT NUMBER	FLOOR	CARPET AREA (SQFT)	PARKING NUMBER
1	B	4 BHK	B-302	3rd	2078	B-302
	A	3 BHK	A-304	3rd	1527	A-304

5. Capitalised terms used herein, but not defined shall have the same meaning as ascribed to such terms under the Development Agreement.



Jyoti Nandan

w - Akshay Kumar Behera

For Falcon Real Estate (P) Ltd.

Saurik Nagesh Kumar Datta

Authorised Signatory

Alaka Samal

Prasant Kumar Ray
PRASANT KUMAR RAY
NOTARY PUBLIC, BHUBANESWAR
REGD. No.-ON-75/2012
GOVT OF ODISHA

SCHEDULE OF PROPERTY

Under the DSR Office : Khandagiri, Bhubaneswar

**MOUZA - Dumduma PS -Khandagiri RI - Patrapada TAHASIL - Bhubaneswar
DIST.-Khurda**

Sl. No.	KHATA NO.	PLOT NO	AREA IN ACRE	TOTAL AREA	KISAM
1	432/2465	499/4454	AC 0.090	AC 0.090	Gharabari Plot

IN WITNESS WHEREOF the Parties have hereinto set and subscribed their respective hands through their duly authorized representatives at the place and on the day, month and year first hereinabove written.

SIGNED AND DELIVERED for and on behalf of the Owner,

Alaka samal.

Alaka Samal
W/o Gunanidhi Nayak
Permanent Address: At- Balana, PS -Marshaghai, Dist-Kendrapada, Odisha
Present Address: Plot no 1142/1143, GADASAHI, Nayapalli, Bhubaneswar-751012

ACCEPTED BY for and on behalf of M/s Falcon Real Estate Pvt. Ltd.
of Falcon Real Estate (P) Ltd.

Sounik Kajal Kumar Dash

^{Authorized Signatory}
Sounik Kajal Kumar Dash
Asst. Manager-Admin
Falcon Real Estate Pvt. Ltd.
A/22, 1st Floor, Falcon House, Cuttack Road, Bhubaneswar-751006

WITNESSES (For Owner):

- Gunanidhi Nayak -
S/o Banshidhar Nayak -
Plot no 1142/43, Gadasahi, Nayapalli*
- Bhubaneswar - 751012 .*

WITNESSES (For Developer):

- Akshay Kumar Behera
Sole-Partner Behera
At 22 Falcon House cuttack road*
- BSR-6 724 - Khurda*



Prasant Kumar Ray
PRASANT KUMAR RAY
NOTARY PUBLIC, BHUBANESWAR
REGD. No.-ON-75/2012
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SHARE ALLOCATION AGREEMENT

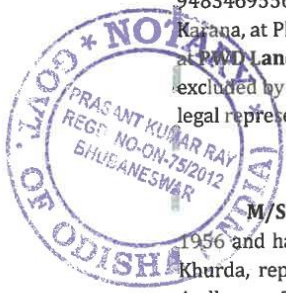
THIS MEMORANDUM OF SHARE ALLOCATION AGREEMENT executed on this 28th day of February 2023 at Bhubaneswar.

BETWEEN

Sanghamitra Swain @ Ray, aged about 50 years, Aadhar No. 275240826642, PAN: AONPR0509L, w/o: Bharatendu Ray, d/o: Sambar Swain by caste Khandayata, At-Tapabhomi, New LIC Colony, Badambadi, PS-Madhupatana, Dist-Cuttack and currently residing at Udaypatha, Nayagarh, Odisha - 752069 along with Usharani Pattanaik, aged about 57 years, Aadhar No. 948346955691, PAN BIKPP4465M, w/o: Ashok Kumar Das, d/o Satyabadi Pattanaik by caste Kana, at Plot No: 1071/15, Jagmohan Nagar, PS: Khandagiri, Dist: Khordha and currently residing at PWD Lane, Nayagarh, Odisha-752069 (hereinafter called as the **Owner** which expression unless excluded by or repugnant to the context shall mean and include my heirs, successors, assignees and legal representatives),

AND

M/S. FALCON REAL ESTATE PVT. LTD. A company registered under the Companies Act, 1956 and having its registered office at A/22, Falcon House, Cuttack Road, Bhubaneswar, Dist-Khurda, represented through its through its Asst. Manager-Admin, Sounik Kajal Kumar Dash, Aadhar no 733857468395, aged about 32 years, S/o. Shri Bijay Kumar Dash and duly authorized signatory vide Board Resolution dated. 17th September 2021 (hereinafter called the "**Builder/ Developer**"), which expression shall mean and include its Directors, successors and assigns of the **SECOND PART**.



For Falcon Real Estate (P) Ltd.
Sounik Kajal Kumar Dash
Authorised Signatory

Sanghamitra Swain @ Ray
Usharani Pattanaik

Bharatendu Ray
Ashok Kumar Das

w - Akshaya Kumar Das
Ashok Kumar Das

U724

28.02.2023 20

Falcon- Real Estate
(PVT)

CTEROY

[Signature]

[Signature]

DISTRICT TREASURY
KHURDA, BHUBANESWAR
16 FEB 2023
ADDL. TREASURY OFFICER

R.C. Barik
STAMP VENDOR
RUBANESWAR

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The Owner and the Builder are hereinafter collectively referred to as "Parties", and individually as 'Party'.

WHEREAS, the Parties had entered into a development agreement executed on 13.04.2022 ("Joint Development Agreement") vide document no 1132204727 and the Owner has executed a General Power of Attorney in favour of the Builder having the document no 1132204729 on 13.04.2022, pursuant to which the Builder has agreed to plan, develop, construct and sell various multi storied/ flats for residential purposes on the Scheduled Lands. In terms of Clause 6.3 of the Joint Development Agreement, the Builder is required to provide intimation to the Owner of the location and composition of the Owner's Area. The Parties are now entering into this Agreement of Sharing to fulfil the obligations set out in Clause 6.3 of the Joint Development Agreement.

NOW THIS AGREEMENT WITNESSED AS BELOW:

1. The Developer is willing to develop **four blocks (2B+G+17) Storied Residential Apartment Building of 268 flats & One Block (2B+G+2) storied society building** as per approval from B.M.C vide letter no: **MBP-BMC-02-0193/2022(A)** Dated: **07/02/2023** over the below mentioned Schedule of Property.
2. The Developer and the Owner have mutually agreed on the Owner's Area as per the Development Agreement. The choice of Apartment Sizes / Typology, Location (Tower, Floor) etc have been mutually arrived at and the Owner is desirous of taking ownership of **12,133 (Twelve Thousand One Hundred Thirty-Three) Sqft carpet area.**
3. The Owner has also agreed to pay the sale consideration for 819 sqft. [Which is the difference of total carpet area (in Sqft) of allotted flats mentioned in clause- 5 and the carpet area (in Sqft) produced in sharing as per Joint Development Agreement] of carpet area at launching price of the project as determined by the Builder/ Developer, payable to M/s Falcon Real Estate Pvt Ltd. with applicable GST.

The Owner also understands that it is liable to pay GST at prevailing % Rates on the Total Value of above mentioned carpet area (INSQFT), basis the launch price of similar units in the Project. It is also mutually agreed that the applicable GST Amounts falling due from time to time will be collected from the Owner as per the Payment Schedule applicable for all Buyers in the Project and the same will be notified by the Builder to the Owner.

Following is the sharing details;

OWNER'S AREA

(1) Sanghamitra Swain @ Ray

SL NO	TOWER / BLOCK	TYPE OF FLAT	FLAT NUMBER	FLOOR	CARPET AREA (SQFT)	PARKING NUMBER
1	B	3BHK	B-604	6TH	1527	B-604
2	D	3BHK	D-604	6TH	1527	D-604
3	B	3.5 BHK	B-601	6TH	1711	B-601
4	D	3.5 BHK	D-601	6TH	1711	D-601

TOTAL

6,476 SQFT

Witnessed By
Ashok Kumar Das

N. Anshaya Kumar Biswal
Ashok Kumar Salapathy.



For Falcon Real Estate (P) Ltd.
Sourik Nayak Kumar Das
Authorised Signatory

Sanghamitra Swain @ Ray.
Usharani Pattanayak

Prasant Kumar Ray
PRASANT KUMAR RAY
NOTARY PUBLIC, BHUBANESWAR
REGD. No.-ON-75/2012
GOVT OF ODISHA

(2) Usharani Pattanaik

SL NO	TOWER / BLOCK	TYPE OF FLAT	FLAT NUMBER	FLOOR	CARPET AREA (SQFT)	PARKING NUMBER
1	B	3BHK	B-704	7TH	1527	B-704
2	D	3BHK	D-704	7TH	1527	D-704
3	B	3.5 BHK	B-701	7TH	1711	B-701
4	D	3.5 BHK	D-701	7TH	1711	D-701

TOTAL

6,476 SQFT

Total Owners area (Owner-1 & Owner 2)

12,952 SQFT

6. Capitalised terms used herein, but not defined shall have the same meaning as ascribed to such terms under the Development Agreement.

SCHEDULE OF PROPERTY

Under the DSR Office : Khandagiri, Bhubaneswar

**MOUZA - Dumduma PS -Khandagiri RI - Patrapada TAHASIL - Bhubaneswar DIST.-
Khurda**

Sl. No.	KHATA NO.	PLOT NO	AREA IN ACRE	TOTAL AREA	KISAM
	432/855	500	AC 0.351	AC 0.351	Gharabari Plot



IN WITNESS WHEREOF the Parties have hereinto set and subscribed their respective hands through their duly authorized representatives at the place and on the day, month and year first hereinabove written.

SIGNED AND DELIVERED for and on behalf of the Owner,

Sanghamitra Ray @ Ray.

SANGHAMITRA RAY

Udaypatha, Nayagarh, Odisha - 752069

Charalendi Ry
Ashok Kumar Das

W - Akshaya Kumar Basical
Ashok Ku. Satapathy

For Falcon Real Estate (P) Ltd.
Souvik Neel Kumar Das
Authorised Signatory

Usharani Pattanaik

USHARANI PATTANAİK

PWD Lane, Nayagarh, Odisha-752069

ACCEPTED BY for and on behalf of M/s Falcon Real Estate Pvt. Ltd.

For Falcon Real Estate (P) Ltd.

Sounik Kajal Kumar Dash

Authorised Signatory

SOUNIK KAJAL KUMAR DASH

Asst. Manager-Admin

Falcon Real Estate Pvt. Ltd.

A/22, 1st Floor, Falcon House, Cuttack Road, Bhubaneswar-751006

WITNESSES (For Owner):

1. Bharalade Roy S/o Late Mukunde Kishore Roy
Badambadi, Cuttack
753012

2. Ashok Kumar Das S/o Late Nanda Kishore Das
Pudhane Nayagarh, 750069

WITNESSES (For Developer):

1. Akshaya Kumar Biswal
S/o - Late Saraton Biswal
A/22, Falcon House, Cuttack Road BBSR-C
2. Deki Khurda

Ashok K. Salapathy

S/o - parameeswar Salapathy

A/22, Falcon House, Cuttack Road, BBSR-06



Prasant Kumar Ray
PRASANT KUMAR RAY
NOTARY PUBLIC, BHUBANESWAR
REGD. No.-ON-75/2012

