

29 NOV 2021

भारतीय गैर न्यायिक

दस
रुपये

रु.10

भारत



INDIA

TEN
RUPEES

Rs.10

INDIA NON JUDICIAL



[Signature]
1 Muralidhar Sahu
Notary of Odisha
Bhubaneswar-75
Regd. No. 76/2012
Ph:-9437089248
52AA 773035

ଓଡ଼ିଶା ओडिशा ODISHA

SUPPLEMENTARY AGREEMENT FOR ALLOCATION OF SHARE

This deed of supplementary of agreement for allocation of share is made and executed on this _____ day of November 2021 in Bhubaneswar

BETWEEN

Mrs. Bimala Kedia, aged about 59 years, W/O Late Jagadish Prasad Kedia, residing at Plot No – 334, Laxmisagar, P.O. – Laxmisagar, P.S. – Laxmisagar, District – Khurda, Odisha - 751006, by caste – Marwari, by profession – Business, having PAN – AFQPK3890R, Aadhar No. 492665840526, Mobile No. 9937024781 of the **FIRST PART**.

AND

Kamadhenu Promoters., a Partnership firm registered under firm Act, bearing No – 18201800134/2018 and having PAN No – AASFK7003R, its office at Plot No – 111/1978, first floor, Khandagiri, Bhubaneswar, District - Khurda, Odisha represented though its **Managing Partner Sri Bunty Modi** aged about 40 years, S/o Late Basudev Modi, by caste – Marwari, by profession – Business, PAN – AHZPM5756H, Aadhar No. 6460 6972 3626 (here in after called "**Promoter/Developer**") which expression shall, unless excluded by or repugnant

X *बिमला केडिया*

KAMDHENU PROMOTERS

Bunty Modi

MANAGING PARTNER



22800

24-11-2021

Kamdhenu Promoters
Rajmangin
Singer

DISTRICT TREASURY
KHURDA, BHUBANESWAR
23 NOV 2021
ADCL. TREASURY OFFICER

(Signature)
R.C. Barik
STAMP VENDOR
BHUBANESWAR

KAMDHENU PROMOTERS
(Signature)
MANAGING PARTNER



THIS DEED OF SALE...

KAMDHENU PROMOTERS
MANAGING PARTNER

to the subject of context, mean and include its executors, administrators, successors, survivors etc.) of the **SECOND PART**.

Whereas the land owner had entered with an agreement for development of the schedule land and to construct residential apartment on it with the developer Dt. 20.08.2021 on sharing basis i.e. **25%** towards owners share and **75%** towards developer share and after execution of agreement, the developer applied for approval of apartment over the said land on which the developer has got approved building plan from **BDA vide letter No – 25685/BDA, Bhubaneswar Dt. – 29.07.2021**.

The Developer/Builder shall Construct the building as per the approve Building Plan of the BDA for better use and enjoyment the both parties entered in to this supplementary agreement for allocation of share to get their share, hence the parties execute to this supplementary agreement.

And whereas the land owner towards his share which means in include that the land owner shall be entitled to get the following finished **4 Nos. Flats** along with **4 Nos. car parking** in the stilt floor.

LAND OWNERS SHARE (4 nos. flat)

SL	FLAT NO	TYPE OF FLAT	FLOOR NO	CARPET AREA	BALCONY AREA	PARKING AREA	PARKING NO	LAND OWNERS SHARE
1	101	3bhk	1 st floor	96.81sqmt	8.49sqmt	23sqmt	101	Bimala Kedia
2	204	3bhk	2 nd floor	89.70 sqmt	13.32 sqmt	23 sqmt	204	-do-
3	303	3bhk	3 rd floor	92.14 sqmt	9 sqmt	23 sqmt	303	-do-
4	402	3bhk	4 th floor	89.64 sqmt	13.37 sqmt	23 sqmt	402	-do-
TOTAL						4 Flats		

And whereas the developer/builder who is making the entire construction at its own cost and expenditure shall be entitled the **14 Nos. Flats**. Be it specifically mentioned here that, the Builder/Developer is at liberty to sale, keep or otherwise dispose off/transfer, allotment, enter in to an agreement to sale or can adopt any procedure to convey the undivided impartible proportionate interest in the balance flats to any person/intending purchaser.

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KAMDHENU PROMOTERS
Pranali Mohi
MANAGING PARTNER

SL	FLAT NO	TYPE OF FLAT	FLOOR NO	CARPET AREA	BALCONY AREA	PARKING AREA	PARKING NO	DEVELOPER SHARE
1	102	3bhk	1 st floor	89.64 sqmt	13.37 sqmt	23 sqmt	102	Kamdhenu Promoters
2	103	3bhk	1 st floor	92.14 sqmt	9 sqmt	23 sqmt	103	-do-
3	104	3bhk	1 st floor	89.70 sqmt	13.32 sqmt	23 sqmt	104	-do-
4	201	3bhk	2 nd floor	96.81sqmt	8.49sqmt	23sqmt	201	-do-
5	202	3bhk	2 nd floor	89.64 sqmt	13.37 sqmt	23 sqmt	202	-do-
6	203	3bhk	2 nd floor	92.14 sqmt	9 sqmt	23 sqmt	203	-do-
7	301	3bhk	3 rd floor	96.81sqmt	8.49sqmt	23sqmt	301	-do-
8	302	3bhk	3 rd floor	89.64 sqmt	13.37 sqmt	23 sqmt	302	-do-
9	304	3bhk	3 rd floor	89.70 sqmt	13.32 sqmt	23 sqmt	304	-do-
10	401	3bhk	4 th floor	96.81sqmt	8.49sqmt	23sqmt	401	-do-
11	403	3bhk	4 th floor	92.14 sqmt	9 sqmt	23 sqmt	403	-do-
12	404	3bhk	4 th floor	89.70 sqmt	13.32 sqmt	23 sqmt	404	-do-
13	503	3bhk	5 th floor	92.14 sqmt	9 sqmt	23 sqmt	503	-do-
14	504	3bhk	5 th floor	89.70 sqmt	13.32 sqmt	23 sqmt	504	-do-
TOTAL					14 Flats			

WITNESSETH AS UNDER:-

1. That the land owner shall not claim any extra amount/area rather than the stipulated amount/area as per this documents read with the agreement Dt. 20.08.2021 executed between both the parties and the said agreement need be treated as part of this document.
2. That the developer shall hand over the possession of the land owner's allocation of finished flats in as per the agreement Dt. 20.08.2021 with the land owner.
3. That the flats shall be constructed as per the specification mentioned in the principal agreement Dt. 20.08.2021.
4. That this supplementary agreement shall be treated as part and parcel of the notarized principal development agreement Dt. 20.08.2021.
5. That if any dispute arises the matter shall be settled as per the provision enumerated in the agreement Dt. 20.08.2021 executed between the parties.

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KAMDHENU PROMOTERS
Munika Mohi
MANAGING PARTNER



Schedule of the property (land):-

District – Khurda, P.S. – Jatni, P.S. No. 34, Tahasil – Jatni, under the Jurisdiction of Sub-Registrar, Jatni. Mouza – Goradharma Sagar, Khata No - 101/173 (one hundred one /one hundred seventy three), Sthitiban, Plot No. 349/575 (three hundred forty nine/five hundred seventy five) corresponding to mutation Khata No – 101/472 (One hundred one / four hundred seventy two), Sthitiban, Mutation Plot No. 349/575/841 (three hundred forty nine / five hundred seventy five / eight hundred forty one), Kisam – Gharabari (Vacent Land), area Ac0.203 (two hundred three) decimals, full plot. Rent Rs.1127.00 paisa. Bounded By – North – Municipality Road, south – Babita mangaraj & Plot No – 349/575 (part), East – Road & Part of Plot No – 349/575, west – Plot No – 348.

In witness whereof the both parties here to have signed this Deed of supplementary agreement for allocation of share on this day of November 2021.

KAMDHENU PROMOTERS

Munali Mohi

MANAGING PARTNER

Signature of Developer/Builder

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signature of land Owner

Witnesses:

1. *Chitta Ranjan Koir.*
S/o - Abhaya Kumar Koir
Khunabari
Bhubaneswar.
2. *Makhan Kumar Pradhan*
S/o - Jagannath Pradhan
A7 = Hasimpur, ps - Baramgiri
Dist = Puri

M
29/11/2021

Muralidhar Sahu
Notary of Advocate
Govt. of Odisha
Bhubaneswar-14
Regd. No.-76/2012

