

12 JUL 2023

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

Jagyneshwar Acharya

Notary Govt. Of India

Odisha, BBSR, Dist. Khurda

Regd. No. 7791/2009

Mob: 9861006174

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SHARE ALLOCATION AGREEMENT

On This 12th Day of July 2023

SRIBASANTAKUMAR SAHOO, aged about 47 years, S/o. Late Kirtan Chandra Sahoo, by caste –Gudia, by profession –Business, resident of At./P.O.– Tamando, P.S.– Tamando, Bhubaneswar, District – Khurda (Odisha), PIN – 751028, having PAN –AQFPS4468R, Aadhaar No.9442 4867 7538, Mobile No.7978571019 (hereinafter called the First Party which expression shall mean and include his heirs, successors and representatives etc.) of the ONE PART.

AND

B3 CREATION PRIVATE LIMITED, a company incorporated under the provisions of the companies Act 1956, having its registered office at Plot No.1191, Bimala Bhawan, Nayapalli, Bhubaneswar – 751012, District – Khurda (Odisha), having PAN - AAKCB5318F, represented by its authorized signatory Director RACHITA MISHRA, aged about 54 years, W/o. Tara Prasad Mishra, resident at Flat No-103, Arpan apartment, N4, IRC village, Bhubaneswar, Aadhaar No.9047 6976 4202, authorized vide Board Resolution dated 01.01.2023 hereinafter referred to as the “Promoter” SECOND PARTY (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and

Balanta Kumar Sahoo.

Jagyneshwar Acharya

Notary Govt. Of India

Odisha, BBSR, Dist. Khurda

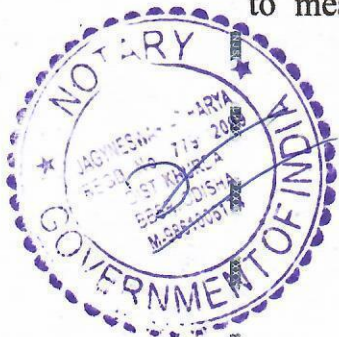
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B3 CREATION PRIVATE LIMITED

Rachita Mishra

Director



permitted assignees) of the OTHER PART.

Jagyneswar Acharya
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WHERE AS A. Sri Basanta Kumar Sahoo is the absolute and lawful owner of Khata No.-132/583 & 132/402, Plot No.- 343/583 & 343/536/821, Area.- 762.2148 sqm. (Ac.0.188 dec.) in Mouza- Tamando,, Tahasil- Bhubaneswar, Dist.- Khordha, vide Sale Deed dated- 02.12.2011,registered as document no.- 11131115239 & vide Sale Deed dated- 05.10.2018,registered as document no.- 11131808028 at the office of the Sub-Registrar, Khandagiri, Bhubaneswar. The Owner and the Promoter have entered into a Registered Development Agreement No.- 11132203323 dated- 28.03.2022 and registered General Power of Attorney Application I.D. No.- 1132203582 and Document No.- 41132203322 dated 28.03.2022 at the office of the Sub-Registrar, Khandagiri, Bhubaneswar

NOW this agreement states as follows

1. WHERE AS, as per clause no-2, page no- 10 of the above referred development agreement with the First Party is entitled to get the following flats with respective parking space in the apartment project named and styled as " B3 SUNRISE " to be constructed over the plots mentioned in the schedule below towards his full and final entitlement as his shareof 8 Nos Flats including Parking Space 8 Nos and common areas.

Land Owner Units

FLAT NO.	BED ROOM	FLOOR NO.	CARPET AREA IN.SQ.MTRS	BALCONY AREA IN.SQ.MTRS	SUPER BUILTUP AREA IN.SQ.MTRS	PARKING NO	PARKING AREA IN. SQ.MTRS
101	2BR	1 ST	79.78	11.65	155.06	B 101	10.86
102	2BR	1 ST	80.49	11.04	155.23	B 102	10.86

Basanta Kumar Sahoo



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B3 CREATION PRIVATE LIMITED

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Director

203	2BR	2 ND	63.56	7.18	119.97	B 203	10.86
205	3BR	2 ND	102.43	14.19	173.72	B 205	10.86
303	2BR	3 RD	63.56	7.18	119.97	S 303	10.86
304	2BR	3 RD	77.36	14.46	155.72	S 304	10.86
403	2BR	4 TH	63.56	7.18	119.97	S 403	10.86
405	2BR	4 TH	83.90	12.90	164.17	S 405	10.86

Total 8 nos of Flats& Parking Slot 8 Nos(4nos in basement and 4 nos in still floor)

Promoter Units Details

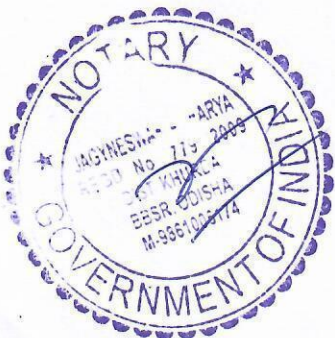
FLAT NO.	BED ROOM	FLOOR NO.	CARPET AREA IN.SQ.MTRS	BALCONY AREA IN.SQ.MTRS	SUPER BUILTUP AREA IN.SQ.MTRS	PARKING NO	PARKING AREA IN. SQ.MTRS
103	2BR	1 ST Floor	63.56	7.18	119.97	103	10.86
104	2BR	1 ST Floor	77.36	14.46	155.72	104	10.86
105	3BR	1 ST Floor	102.43	14.19	173.72	105	10.86
201	2BR	2 nd Floor	79.78	11.65	155.06	201	10.86
202	2BR	2 nd Floor	80.49	11.04	155.23	202	10.86
204	2BR	2 nd Floor	77.36	14.46	155.72	204	10.86
301	2BR	3 rd Floor	79.78	11.65	155.06	301	10.86

Basant Kumar Sahoo

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BS CREATION PRIVATE LIMITED

Rachita Mishra
Director



302	2BR	3 rd Floor	80.49	11.04	155.23	302	10.86
305	3BR	3 rd Floor	102.43	14.19	173.72	305	10.86
401	2BR	4 TH Floor	79.78	11.65	155.06	401	10.86
402	2BR	4 TH Floor	80.49	11.04	155.23	402	10.86
404	2BR	4 TH Floor	77.36	14.46	155.72	404	10.86

WHERE AS, after the execution of the share allocation agreement the First Party shall not have any claim in any manner and nature from the Second Party over the apartment project mentioned above. The copy of the Floor Plan and parking drawing is annexed here with as Annexure-1 and 2 respectively and shall always be treated as part and parcel of the agreement.

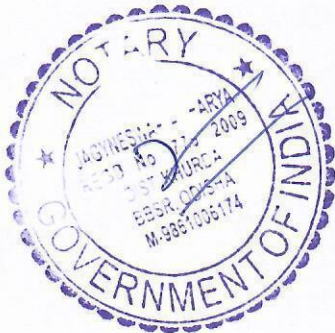
WHERE AS, the rest of the Flats and parking space is allocated to the Second Party towards its full and final entitlement as its share.

WHERE AS, both parties shall bear their respective tax liability as applicable in accordance with law.

WHERE AS, any disputes arising out of this agreement shall settled by the competent court at Bhubaneswar having effective jurisdiction.

In witness whereof both parties sign this agreement on the day...date.... And year..

Balant Kumar Sahoo



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B3 CREATION PRIVATE LIMITED
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SCHEDULE OF PROPERTY

District –Khurda, P.S.–Bhubaneswar, Hal P. – Tamando, P.S. No.14, Tahasil–Bhubaneswar, under the Jurisdiction of Sub-Registrar, Khandagiri, Bhubaneswar. Mouza –TAMANDO, Khata No.132/402 (one hundred thirty two / four hundred two), thitiban, Plot No.343/536/821 (three hundred forty three / five hundred thirty six / eight hundred twenty one), Kisam –Gharabari, area Ac.0.099 (ninety nine) decimals, full plot and Khata No.132/583 (one hundred thirty two / five hundred eighty three), Sthitiban, Plot No.343/536 (three hundred forty three / five hundred thirty six), Kisam –Gharabari, area Ac.0.099 (ninety nine) decimals, full plot. Total one Mouza, two Khatas, two Plots and total area Ac.0.198 (one hundred ninety eight) decimals. Rent Rs.59.50 paisa.

BOUNDED BY :-

North –Revenue Plot No.343 (P) South –Revenue Plot No.343 (P) East –
Revenue Road West - Revenue Plot No.342

Basanta Kumar Sahoo

WITNESS

FIRST PARTY

Mr Basanta Kumar Sahoo

B3 CREATION PRIVATE LIMITED

Rachita Mishra
Director

SECOND PARTY

B3 CREATION PVT.LTD.



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