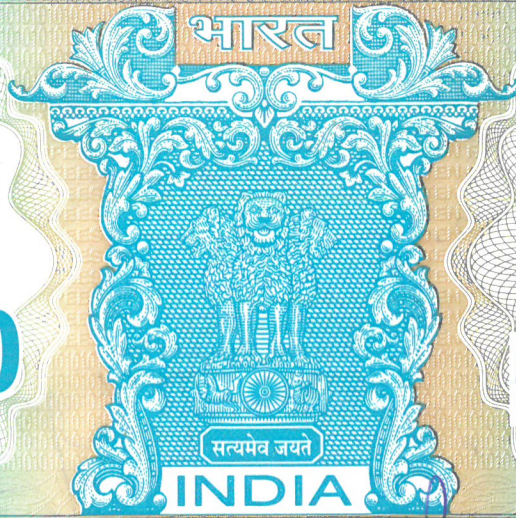


27 JAN 2022

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INDIA NON JUDICIAL

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Notary, Bhubaneswar

Regd. No. ON 46/0952AA 381792

for Maa Santoshi Engineers Pvt Ltd  
by Daa Kumar  
Managing Director

**ALLOCATION AGREEMENT**

This Memorandum of agreement, executed on this 27<sup>th</sup> day of January, 2022 at Bhubaneswar.

BETWEEN

MAA SANTOSHI ENGINEERS PVT LTD, a registered limited company under the companies act, 1956 vide registration no- U452010R2010PTC012594/2010-11 , having its office at plot – 59/2919, UdaygiriVihar , Patrapara, Bhubaneswar, Khurda- 751019, represented by its Managing director, Sri Tapas Kumar, aged about 35 years son of Sri PratapSen Swain resident of Plot – 59/2919, UdaygiriVihar, Patrapara, P.s- Khandagiri, Bhubaneswar-751019 ,Dist- Khurda , By profession- Business (hereinafter called ; the LAND DEVELOPERS/ first party which expression shall unless excluded by or repugnant to the subject or context deemed to mean and include their legal heirs, successors, administrators, representatives, executors, assigns of the ONE PART)

AND

Sri Tarini Prasad Mishra, aged about- 49 yrs, Son of Late Sri Bhala Chandra Mishra, By Caste- Brahmin, By profession – Services, Resident of Plot no- 882/993(15), Mahatab Road, Bhubaneswar , P.s- Lingaraj, Dist- Khurda, Odisha . (hereinafter called the land owner/ Second Party which expression shall unless excluded by or repugnant to the context deem to mean and include her legal heirs, successors, administrators, representatives, executors, assignees of the Other part.)

WHEREAS



Tarini Prasad Mishra

EXIS 12318

17318

DISTRICT TREASURY  
KHURDA, BHUBANESWAR  
24 AUG 2021  
TREASURY OFFICER

27/8/2022

Maa S.E. Tapu for

RECEIVED  
27/08/2022

ISHWAR CHANDRA SAHOO  
(S.V.) S.R. Office, BBSR

For Maa Santoshi Engineers Pvt. Ltd

Tapas Kumar  
Managing Director

RECEIVED  
27/08/2022

P.K. DALABEHERA  
Notary, Bhubaneswar  
REGD. No. ON 46/09

- 1) The 2<sup>nd</sup> party being the absolute owner of the schedule situated in mouza- Bhagabanpur, stitiban khata no- 668/315, corresponding to Mutation Khata No-668/315, Plot No-105, Kizam –Gharabari, Area Ac.0.070 dec.(Full Plot) having right title, interest and possession over the same and by virtue of an agreement bears No. Sl.No-1013 dt. 18.11.2014(executed before the Notary Public, Bhubaneswar) and General Power of attorney bearing No – 11131406828 dt. 18.11.2014 (executed before the Sub- registrar, Khandagiri, the 2<sup>nd</sup> party have the entrusted to the 1<sup>st</sup> party to develop and construct an apartment and wherein the 1<sup>st</sup> party has agreed to allocate to allocate the 2<sup>nd</sup> party (share of 40%) of the Total built up area in Square Meter in the proposed (s+4) residential apartment namely “Galaxy enclave” to be constructed.
- 2) The 1<sup>st</sup>party had obtained the building plan from the B.D.A vide File No 40292/BDA,Bhubaneswar on Dt: 22.11.2022, Bhubaneswar and the 1<sup>st</sup> party hereby undertake to complete the construction of the apartment as per the terms and condition of the agreement Sl.No-1013 dt. 18.11.2014 and G.P.A NO-11131406828 dt.18.11.2014. The 1<sup>st</sup> party hereby allocate the 2<sup>nd</sup> party (share of 40%) of the Total built up area over the above said plot as per B.D.A approval letter in the proposed apartment to be constructed.

For Maa Santoshi Engineers' Pvt. Ltd.

By D. Cs. Jungs

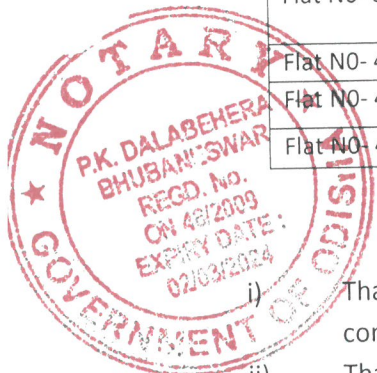
Managing Director

**DETAILS OF ALLOCATION OF FLAT (RESIDENTIAL) In the name of the Project “GALAXY ENCLAVE”**

Flat SL.NO	Type of flats	Carpet Area( In Sq.mtr)	Balcony Area( in sq. Mtr)	Flat allocation: owner of plot no- 105&104/ Promoter	Parking No.
Flat No-101	2BHK, 1 <sup>st</sup> Floor	74.60 sq.mtr	8.00 sq.mtr	Promoter	1
Flat NO- 102	2 BHK, 1 <sup>st</sup> Floor	72.00 sq.mtr	8.90 sq.mtr	Promoter	2
Flat NO- 103	3 BHK, 1 <sup>st</sup> Floor	100.20 sq.mtr	12.20 sq.mtr	Promoter	3
Flat NO- 201	2 BHK, 2 <sup>ND</sup> Floor	74.60sq.mtr	8.00 sq.mtr	Sri Bhabani Prasad Mishra	4
Flat NO- 202	2 BHK, 2 <sup>nd</sup> Floor	72.0 0 sq.mtr	8.90 sq.mtr	Promoter	5
Flat NO- 203	3 BHK, 2 <sup>nd</sup> Floor	100.20 sq.mtr	12.20 sq.mtr	Sri Tarini Prasad Mishra	6
Flat NO- 301	2 BHK, 3 <sup>rd</sup> Floor	74.60 sq.mtr	8.00 sq.mtr	Sri Tarini Prasad Mishra	7
Flat NO- 302	2 BHK, 3 <sup>rd</sup> Floor	72.00 sq.mtr	8.90 sq.mtr	Promoter	8
Flat NO- 303	3 BHK, 3 <sup>rd</sup> Floor	100.20 sq.mtr	12.20 sq.mtr	Sri Bhabani Prasad Mishra	9
Flat NO- 401	2 BHK, 4 <sup>th</sup> Floor	63.56 sq.mtr	8.00 sq.mtr	Promoter	10
Flat NO- 402	2 BHK, 4 <sup>th</sup> Floor	72.00 sq.mtr	8.90 sq.mtr	Promoter	11
Flat NO- 403	3 BHK, 4 <sup>th</sup> Floor	100.20 sq.mtr	12.20 sq.mtr	Promoter	12

- i) That, the 1<sup>st</sup> party shall deliver the physical possession of the aforesaid flat after completion of construction of the apartment.
- ii) That, the 1<sup>st</sup> party shall deliver the flat with amenities as per the agreement.
- iii) That, the 2<sup>nd</sup> party shall get proportionate 4 wheeler parking space i.e, 2 nos. Parking space
- iv) That, this allocation agreement is part and parcel of the original agreement and General Power of attorney which has already been executed between the parties.

Tarini Prasad Mishra



**SCHEDULE OF PROPERTY**

Govt. of odisha, Dist- khurda, P.S- Khandagiri, Mouza- Bhagabanpur, StitibanKhata no- 668/361, plot no- 105, Kisam- Gharabari, Area Ac.0.070 dec. (Full Plot)

IN WITNESS WHEREOF the party have to execute these presents in presence of witnesses on the day, Month and year first above written.

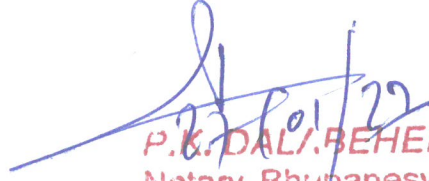
Witnesses

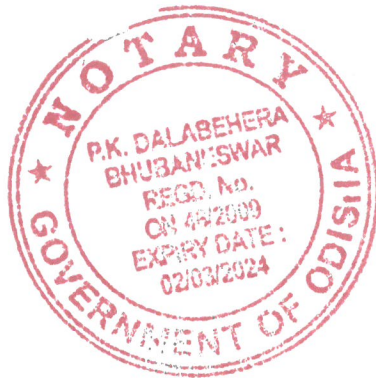
1. Anuraj Ray Saha.  
E/132, B.H.B. Colony,
2. Pradyumn Sen Swain  
S/O V. Trilochan Swain  
Vill- Akanda - PO- Kumarpur  
PS- Mirzapur Dist- Jharkhand

For Maa Santoshi Engineers' Pvt. Ltd.  
Tapas Kumar  
Managing Director

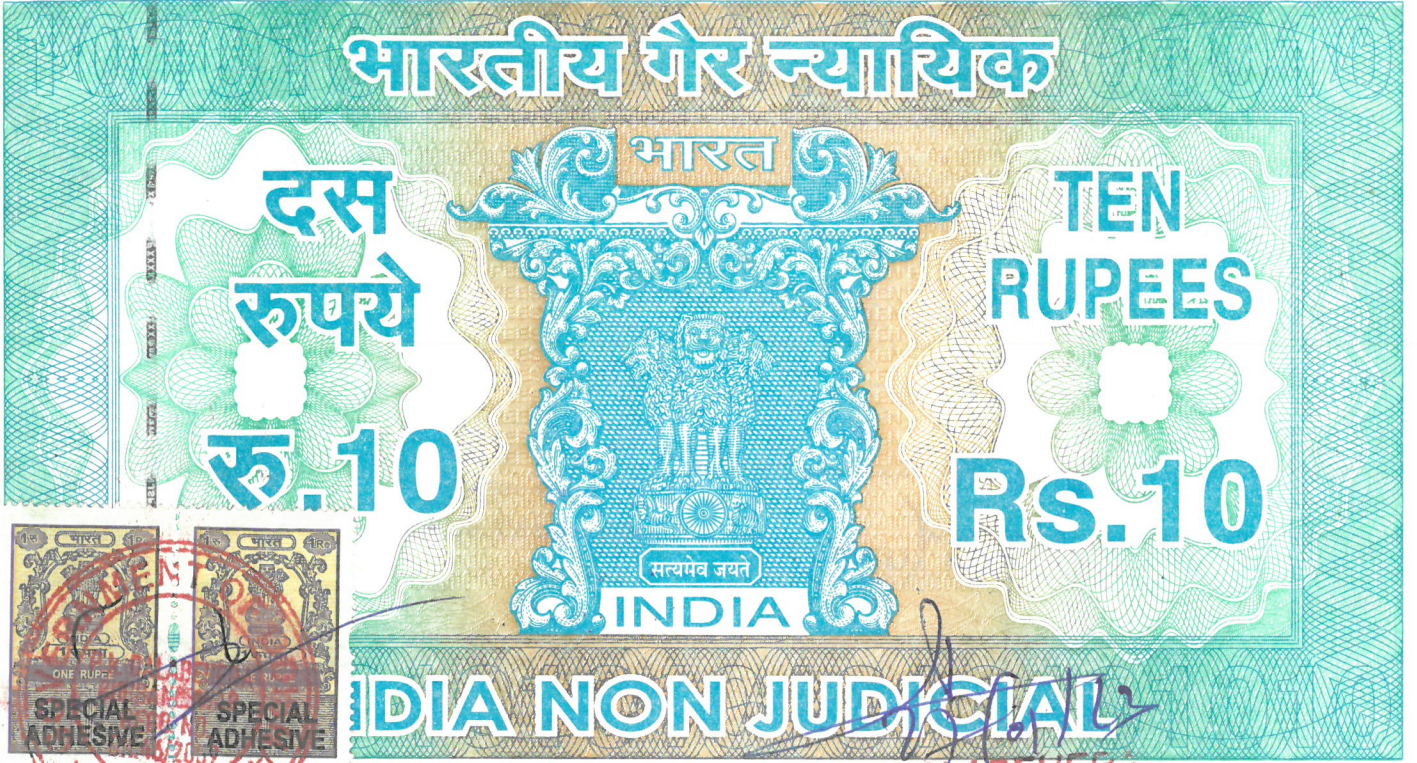
Signature of the 1<sup>st</sup> Party

Tarini Prasad Mishra  
Signature of the 2<sup>nd</sup> party

  
P.K. DALABEHERA  
Notary, Bhubaneswar  
Regd. No. ON 46/09



27 JAN 2023



ORISSA

P.K. DALI/BEHERA  
Notary, Bhubaneswar  
Regd. No. ON 46/0920AA 528133

### ALLOCATION AGREEMENT

This Memorandum of agreement, executed on this 27<sup>th</sup> day of January, 2023 at Bhubaneswar.

BETWEEN

MAA SANTOSHI ENGINEERS PVT LTD, a registered limited company under the companies act, 1956 vide registration no- U452010R2010PTC012594/2010-11 , having its office at plot – 59/2919, UdaygiriVihar , Patrapara, Bhubaneswar, Khurda- 751019, represented by its Managing director, Sri Tapas Kumar, aged about 38 years son of Sri PratapSen Swain resident of Plot – 59/2919, UdaygiriVihar, Patrapara, P.s- Khandagiri, Bhubaneswar-751019 ,Dist- Khurda , By profession- Business(hereinafter called ; the LAND DEVELOPERS/ first party which expression shall unless excluded by or repugnant to the subject or context deemed to mean and include their legal heirs, successors, administrators, representatives, executors, assigns of the ONE PART)

AND

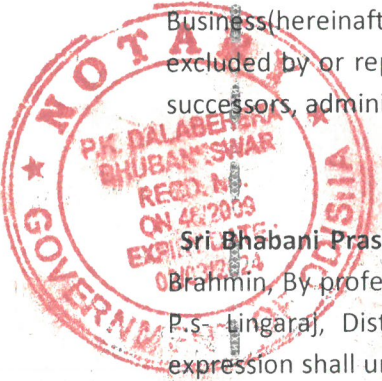
Sri Bhabani Prasad Mishra, aged about- 56 yrs, Son of Late Sri Bhala Chandra Mishra, By Caste- Brahmin, By profession – Services, Resident of Plot no- 882/993(15), Mahatab Road, Bhubaneswar , P.s- Lingaraj, Dist- Khurda, Odisha . (hereinafter called the land owner/ Second Party which expression shall unless excluded by or repugnant to the context deem to mean and include her legal heirs, successors, administrators, representatives, executors, assignees of the Other part.)

WHEREAS

For Maa Santoshi Engineers' Pvt. Ltd

Tapas Kumar  
Managing Director

Bhabani Prasad Mishra



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Maa Santoshi Engineers (P) Ltd

M. D. T. KUMAR  
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Santoshi Engineers' Pvt. Ltd.

Tapas Kumar  
Managing Director

R.C. Barik  
STAMP VENDER  
BHUBANESWAR

STAMP VENDOR  
BHUBANESWAR  
6 APR 2013

STAMP VENDOR  
BHUBANESWAR

- 1) The 2<sup>nd</sup> party being the absolute owner of the schedule situated in mouza- Bhagabanpur, stitiban khata no- 668/73, corresponding to Mutation Khata No-668/361, Plot No-104, Kسام –Gharabari, Area Ac.0.070 dec.(Full Plot) having right title, interest and possession over the same and by virtue of an agreement bears No. Sl.No-1012 dt. 18.11.2014(executed before the Notary Public, Bhubaneswar) and General Power of attorney bearing No – 11131406829 dt. 18.11.2014 (executed before the Sub- registrar, Khandagiri, the 2<sup>nd</sup> party have the entrusted to the 1<sup>st</sup> party to develop and construct an apartment and wherein the 1<sup>st</sup> party has agreed to allocate to allocate the 2<sup>nd</sup> party (share of 40%) of the Total built up area in Square Meter in the proposed (s+4) residential apartment namely “Galaxy enclave” to be constructed.
- 2) The 1<sup>st</sup>party had obtained the building plan from the B.D.A vide File No 40292/BDA, Bhubaneswar on Dt: 22.11.2022, Bhubaneswar and the 1<sup>st</sup> party hereby undertake to complete the construction of the apartment as per the terms and condition of the agreement Sl.No-1012 dt. 18.11.2014 and G.P.A NO-11131406829 dt.18.11.2014. The 1<sup>st</sup> party hereby allocate the 2<sup>nd</sup> party (share of 40%) of the Total built up area over the above said plot as per B.D.A approval letter in the proposed apartment to be constructed.

For Maa Santoshi Engineers Pvt

Anoop Kumar

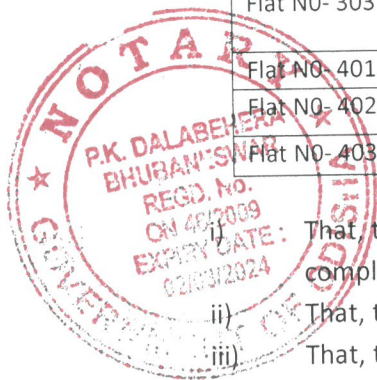
Managing Director

**DETAILS OF ALLOCATION OF FLAT (RESIDENTIAL) In the name of the Project “GALAXY ENCLAVE”**

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- iv) That, this allocation agreement is part and parcel of the original agreement and General Power of attorney which has already been executed between the parties.

Bhabani Prasad Mishra



SCHEDULE OF PROPERTY

Govt. of odisha, Dist- khurda, P.S- Khandagiri, Mouza- Bhagabanpur, StitibanKhata no- 668/73 corresponding to mutation khata no 668/361, plot no- 104, Kisam- Gharabari, Area Ac.0.070 dec. (Full Plot)

IN WITNESS WHEREOF the party have to execute these presents in presence of witnesses on the day, Month and year first above written.

For Maa Santoshi Engineers' Pvt. Ltd.  
Jay Prakash Kumar  
Managing Director

Witnessess

1. Aniraj Ranjan Sahoo.  
E/132, B.H.B. Colony.
2. Pradyumn Chandra Swain  
S/O Sri Sri Laxman Swain  
Vill- Adanda - PO- Kumarpur  
PS- Mimiyand Dist- Khurda

Signature of the 1<sup>st</sup> Party

Bhabani Prasad Mishra

Signature of the 2<sup>nd</sup> party

27/01/24  
P.K. DALABEHERA  
Notary, Bhubaneswar  
Regd. No. ON 46/09

