



ଓଡ଼ିଶା ଓଡ଼ିଶା ODISHA

SHARE ALLOCATION AGREEMENT

54AA 209592

This Agreement is made on 13th day of May 2022 at Berhampur

By & Between

1. Name & Address of the 1st Party:

- 1) **Smt.K.Radhamma**, aged about 60 years, W/o. Late K.Venkat Patro, resident of Lanjipalli, Berhampur, PS: B.N.Pur, Dist.Ganjam.
- 2) **Sri K.Tripati Patro**, aged about 44 years, S/o.Late K.Venkat Patro, resident of Lanjipalli, Berhampur, PS: B.N.Pur, Dist.Ganjam.
- 3) **Sri K.Debaraj Patro**, aged about 39 years, S/o. Late K.Venkat Patro, resident of Lanjipalli, Berhampur, PS: B.N.Pur, Dist.Ganjam.

A N D

2. Name & Address of the 2nd Party :

M/s.MANOR PROMOTERS PVT.LTD., having its Regd. Office at Vaishno Towers, Room No.3/14, Komapalli Jail Road, Berhampur, represented by its Proprietor Sri Nettinti Kishore Reddy, aged about 54 years, S/o.Late Nettinti Krishna Murty Reddy, residing at Telli Street, Berhampur, PS: B.Town, Dist.Ganjam, Odisha Developer.

Nature of Document :

Share Allocation Agreement between the Land Owner & Promoter.

FORMS PART OF
NOTARY
GOVT. OF INDIA

କ ରାଧାମା

(Contd...2)

K. Tripati Patro

For Manor Promoters (P) Ltd.

K. Debaraj Patro

Managing Director



WHEREAS both the parties entered into a revised Development agreement dtd. 23.3.21 13.05.2022 and registered Settlement Agreement (G.P.A.), vide document No.10611602488 of 2015, dtd.16.10.2015 before the Office of the Sub-Registrar, Berhampur-I.

AND WHEREAS as per the above referred Agreement and Settlement (G.P.A.) the parties are entitled to get the following Flats in the Apartment Project name & style as "RUKMANI RESIDENCY" to be constructed over Plot mentioned in the schedule below towards the full & final entitlement as their share of flats including respective parking space and common areas.

Land Owners Share :

Flat No.	Floor No	Carpet Area (In Sqmt.)	Parking No.
103	1 st Floor	73.52	103
104	1 st Floor	50.83	104
105	1 st Floor	50.83	105
203	2 nd Floor	73.52	203
302	3 rd Floor	73.52	302
305	3 rd Floor	50.83	305
306	3 rd Floor	50.83	306
402	4 th floor	73.52	402
403	4 th floor	73.52	403
404	4 th floor	50.83	404
406	4 th floor	50.83	406

Total 11(Eleven) Nos. of Flats and consideration amount of Rs.5,00,000/- (Rupees Five Lakhs only) the share of Land Owner against 5th Floor as mentioned in the agreement between Land Owner & Promoter dtd.13.05.2022.

(Contd...3)

K. Tripati Patro
K. Deboraaj Patro

For Manor Promoters (P) Ltd.
[Signature]
Managing Director



PROMOTER'S SHARE :

Flat No.	Floor No	Carpet Area (In Sqmt.)	Parking No.
101	1 st Floor	73.52	101
102	1 st Floor	73.52	102
106	1 st Floor	50.83	106
107	1 st Floor	50.83	107
201	2 nd floor	73.52	201
202	2 nd floor	73.52	202
204	2 nd floor	50.83	204
205	2 nd floor	50.83	205
206	2 nd floor	50.83	206
207	2 nd floor	50.83	207
301	3 rd floor	73.52	301
303	3 rd floor	73.52	303
304	3 rd floor	50.83	304
307	3 rd floor	50.83	307
401	4 th floor	73.52	401
405	4 th floor	50.83	405
407	4 th floor	50.83	407
501	5 th floor	73.52	501
502	5 th floor	73.52	502
503	5 th floor	73.52	503
504	5 th floor	50.83	504
505	5 th floor	50.83	505
506	5 th floor	50.83	506
507	5 th floor	50.83	507

AND WHEREAS after execution of the share allocation agreement the parties shall not have any claim in any manner and nature from each other over the apartment Project mentioned above. The copy of the Floor Plan and Parking drawing is annexed herewith as Annexure-1 & 2 respectively and it shall always be treated as part and parcel of this Agreement.

AND WHEREAS both parties shall bear their respective tax liabilities as applicable in accordance with law.

AND WHEREAS arising out of this agreement shall be settled by the competent court at Berhampur having effective jurisdiction.

(Contd...4)

FORMS PART OF
NOTARY
GOVT. OF INDIA

K. Tripati Patro
K. Debaraj Patro

For Manor Promoters (P) Ltd.
Managing Director



IN WITNESSES whereof both the parties sign this Agreement on the day, date & year 1st above written.

SCHEDULE OF THE PROPERTY

That the property situated in Revenue Vill/Mouza-Subashpur, Tahasil- Berhampur, within the Sub-Registrar, Berhampur-II, vide Plot No.693, Khata No.341 and Plot No.598, Khata No.264/885, total extent Ac.0.330 dec., PS: B.N.Pur, Dist.Ganjam.

K. Tripati Patro

K. Tripati Patro

K. Debaraj Patro

Signature of 1st Party

For Manor Promoters (P) Ltd.

[Signature]
Managing Director

Signature of 2nd Party

Witnesses :

1) *Narajama Padhy*
S/o L. Gobinda Padhy
Local: Pali, (Gm.)

2) *N. Kumar Seceni*
S/o N. Gopi Krishna Reddy
Telli Street
Berhampur Ganjam.

Identified by
[Signature]
ADVOCATE

ATTESTED
[Signature]
13/5/22
Sri Laxmi Narayan Singh, LL.M.
NOTARY, Govt. of India
Regd.No.-13698/18
Brahmapur (Ganjam), Odisha