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N 661959

AGREEMENT FOR EVIDENCING ALLOTMENT OF FLAT**IN THE "ANANTARA" APARTMENT**Made on this 14th day OF JUNE, 2023.**BETWEEN**

"M/s MOTWANI CONSTRUCTIONS Pvt Ltd", a Registered Firm incorporated under Indian Company Act, 1932 having its registration no **.U70100OR2008PTC010136**, PAN **AAGCM2496K**, having its office at. Plot no. N4-229, Ground Floor, IRC Village, Nayapalli, Bhubaneswar- 751015, Dist.-Khurda represented through its director, Mr. Pankaj Motwani, aged about 36 years, son of Shri Dilip Kumar Motwani, hereinafter referred as **"THE DEVELOPERS / SECOND PARTY** (which expression unless by or repugnant to the subject or context shall deem to mean and include his/their legal heirs, successors, partners, representatives, administrators, executors and assigns of the **SECOND PART/ DEVELOPER.**

1 Fakir Jena

2 Pramod Jena

3 S. Balakrishna Jena

4. Monika Jena

Renula Jena

Pratima Patra

For Motwani Constructions Pvt. Ltd.

Pankaj Motwani
DIRECTOR

11163
02/05/23

Apotam Construction

Nagapalli

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DISTRICT TREASURY
KHURDA, BHUBANESWAR
27 APR 2023
[Signature]
ADDL. TREASURY OFFICER

[Signature]
N.K. SAHOO
Stamp Vendor
Bhubaneswar

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02/05/23
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02/05/23

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Jagyneswar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khurda
Regd.No.-7791/2009
Mob:-9861006174

AND

- 1) **Sri. Fakir CHANDRA Jena**, aged about 87 years, S/o: Late Kirtan Jena, having Aadhar no. 2478 9651 7011.
- 2) **Sri. Pramod Jena**, aged about 53 years, S/o: Fakir Jena, having Aadhar no. 8823 9829 9762.
- 3) **Sri. Pralay Jena**, aged about 48 years, S/o: Fakir Jena, Having Aadhar no. 2101 9567 5516.
- 4) **Smt. Pratiba Patra**, aged about 43 years, W/o: Shri Aji patra Aadhar no. 228603254272 resident of.
- 5) **SMT. Renuka Jena**, aged about 49 years, w/o: Late Pratap Jena, Having Aadhar no. 638363581717.
- 6) **SMT. Monika Jena**, aged about 22 years, d/o: Late Pratap Jena, Having Aadhar no. 322483801909

All resident of Plot no. 831 Korodakanta, Jharpada, Bhubaneswar dist -Khurdha.

being the legal heirs of Late Shri Kirtan Jena and Late Smt Parbati Jena W/o Fakir Jena, hereinafter referred as "**THE LANDOWNERS**", which expression unless by or repugnant to the subject or context shall deem to mean and include his/their legal heirs, successors, representatives, administrators, executors and assignees of the FIRST PART.

*Fakir chandra Jena
Pramod Jena
Sri Pralay kumar Jena*

*Monika Jena
Renuka Jena
Pratiba Patra*

For Motwani Constructions Pvt. Ltd.

Pawanraj Motwani

DIRECTOR



1. That whereas, the parties hereto (both the first party and the second party) have entered into development agreement and the second party has executed, a power of attorney vide no. 11082114495 on dated 23/11/2021, in favour of the first party, to develop and construct residential building over the property as mentioned in the schedule.
2. Whereas, as per the development agreement it was agreed between the parties that, the second party has granted exclusive right of development to the first party. And as per the agreement the Second party are been allotted **60 units out of 320 total units with 61 nos of COVERED PARKING** and proportionate common area thereon.
3. Whereas the First party has obtained approval of a total area of 72544.25 SQ.MT (total construction area) vide approval no - 14366/BDA, BHUBANESWAR dated 02/05/2023 approved by Bhubaneswar development authority comprising of 1 blocks of **S1+S2+S3+18** and independent flats/units having parking space, total 320 units Proposed project to be named as "**ANANTARA**"
4. Whereas, as per the new ORERA law we are allowed to sale the total carpet area coming out of the total construction area of the project. Therefore, we hereby

For Motwani Constructions Pvt. Ltd.

Panwaraj Motwani
DIRECTOR



Fakir Ch. Jena
Pranod Jena
Sri Baba Kumara Jena

Monika Jena
Renaka Jena
Pratiba Patra

divide our share as per the carpet area in the same proportionate as agreed in the development agreement moreover mentioned above. And the proportionate construction area will be confirmed to the land owners and purchasers in regard.

5. Whereas, the total carpet area calculated in the project is **37089.80 sq mtr.**

6. **That the land owner share as decided above is calculated here:**

- i. Total Carpet Area of landowner share is **6699.71 sq mtr.** out of **37089.80 sq mtr.**
- ii. The Share of the Second Party Calculated Proportionately on their share of land out of the Total land used in the Project including the Road area is coming to carpet area of **6699.71 sq mtr.** The calculation of the same is given below in Annexure

For Motwani Constructions Pvt. Ltd.

DIRECTOR

Sr. No.	FLOOR	FLAT NO.	FLAT TYPE	CARPET AREA IN SQ MTR	PARKING FLOOR	PARKING NO	PARKING AREA
1	3RD	303	3BHK+3T	115.66	S1	68	15.29
2	3RD	310	3BHK+3T	106.37	S1	2	12.65
3	3RD	316	3BHK+3T	106.37	S1	13	12.65
4	4TH	401	4BHK+4T	140.93	S1	59A+59B	26.56



Faki ch Jena
 Pramed Jena
 Si Soajo Kanoo Jena
 Monika Jena
 Renuka Jena
 Pratifina Patra

Jagyneshwar Acharya
 Jagyneshwar Acharya
 Notary, Govt. Of India
 Odisha, BBSR, Dist-Khurda
 Regd.No.-7791/2009
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5	4TH	406	3BHK+3T	115.66	S1	46	15.94
6	4TH	411	3BHK+3T	106.37	S1	28	12.65
7	4TH	416	3BHK+3T	106.37	S1	33	12.65
8	5TH	504	4BHK+4T	140.93	S1	66A+66B	25.95
9	5TH	507	3BHK+3T	115.66	S1	83	14.34
10	5TH	512	3BHK+3T	106.37	S1	44	12.65
11	5TH	515	3BHK+3T	106.37	S1	52	12.65
12	5TH	518	3BHK+3T	104.6	S1	87	12.63
13	6TH	602	3BHK+3T	115.66	S1	84	16.92
14	6TH	605	4BHK+4T	140.93	S1	69A+69B	32.13
15	6TH	613	3BHK+3T	106.37	S1	92	12.63
16	7TH	703	3BHK+3T	115.66	S1	95	16.92
17	7TH	708	4BHK+4T	140.93	S1	75A+75B	52.71
18	7TH	713	3BHK+3T	106.37	S1	111	12.63
19	7TH	714	3BHK+3T	106.37	S1	112	12.63
20	8TH	806	3BHK+3T	115.66	S1	106	14.34
21	8TH	815	3BHK+3T	106.37	S2	8	11.90
22	9TH	907	3BHK+3T	115.66	S1	123	14.34
23	9TH	916	3BHK+3T	106.37	S2	29	11.90
24	10TH	1002	3BHK+3T	115.66	S1	124	16.92
25	10TH	1017	3BHK+3T	106.37	S2	83	11.88
26	11TH	1103	3BHK+3T	115.66	S2	5	20.00
27	11TH	1110	3BHK+3T	106.37	S2	86	16.00
28	11TH	1112	3BHK+3T	106.37	S2	88	11.88
29	11TH	1117	3BHK+3T	106.37	S2	93	11.88
30	12TH	1202	3BHK+3T	115.66	S2	12	14.99
31	12TH	1206	3BHK+3T	115.66	S2	34	14.99
32	12TH	1209	3BHK+3T	104.6	S2	95	16.00
33	12TH	1211	3BHK+3T	106.37	S2	97	15.88
34	12TH	1213	3BHK+3T	106.37	S2	99	13.16
35	12TH	1216	3BHK+3T	106.37	S2	102	12.68
36	13TH	1306	3BHK+3T	115.66	S2	79	13.49
37	13TH	1307	3BHK+3T	115.66	S2	80	15.91
38	13TH	1308	4BHK+4T	140.93	S2	44+46	29.58
39	13TH	1313	3BHK+3T	106.37	S2	109	13.49
40	13TH	1314	3BHK+3T	106.37	S2	110	21.27
41	13TH	1315	3BHK+3T	106.37	S2	111	21.27
42	13TH	1318	3BHK+3T	104.6	S2	114	15.88
43	14TH	1409	3BHK+3T	104.6	S3	1	15.88
44	14TH	1412	3BHK+3T	106.37	S3	9	15.88
45	14TH	1414	3BHK+3T	106.37	S3	21	20.73

For Motwani Constructions Pvt. Ltd.
Pankaj Motwani
 DIRECTOR



Fakir ch Jena
Pranab Jena
Sri Balu Kumar Jena
Monika Jena
Renuka Jena
Pratima Patra

46	14TH	1415	3BHK+3T	106.37	S3	22	
47	15TH	1513	3BHK+3T	106.37	S3	38	20.00
48	15TH	1514	3BHK+3T	106.37	S3	39	22.54
49	15TH	1518	3BHK+3T	104.6	S3	73	15.88
50	16TH	1601	4BHK+4T	140.93	S2	60A+60B	48.29
51	16TH	1612	3BHK+3T	106.37	S3	77	21.27
52	16TH	1615	3BHK+3T	106.37	S3	80	15.88
53	17TH	1711	3BHK+3T	106.37	S3	86	21.27
54	17TH	1716	3BHK+3T	106.37	S3	91	16.00
55	18TH	1809	3BHK+3T	104.6	S3	94	11.88
56	18TH	1810	3BHK+3T	106.37	S3	95	13.49
57	19TH	1910	3BHK+3T	106.37	S3	105	13.16
58	19TH	1917	3BHK+3T	106.37	S3	112	16.07
59	20TH	2011	3BHK+3T	106.37	S3	116	21.27
60	20TH	2016	3BHK+3T	106.37	S3	13	16.45
				6699.71			
				sq.mt			
	Total						

7. That, the area shown in the above chart is the share of the land owner i.e **60 units out of 320 total units with 61nos of COVERED PARKING**. Whereas the calculative carpet area is coming **6699.71 sq.mt**.
8. **That the developer shares as decided above is calculated here:**

Total Carpet Area, is **30390.09 sq mtr.** out of **37089.80 sq mtr.**

Fakir Ch. Jena
Pranab Jena
Sri Pradyumn Kumar Jena

Monika Jena
Renuka Jena
Pratima Patra

For Motwani Constructions Pvt. Ltd.
S. Panigrahi
DIRECTOR



Jagyneswar Acharya
 Jagyneswar Acharya
 Notary, Govt. Of India
 Odisha, BBSR, Dist-Khurda
 Regd.No.-7791/2009
 Mob:-9861006174

Sr. No.	FLOOR	FLAT NO.	FLAT TYPE	CARP ET AREA IN SQ MTR	PARKIN G FLOOR	PARKIN G NO	PARKIN G AREA
1	3RD	304	4BHK+4T	140.93	S1	54+57	14.64
2	3RD	305	4BHK+4T	140.93	S1	56A+56B	24.55
3	3RD	306	3BHK+3T	115.66	S1	24	16.47
4	3RD	307	3BHK+3T	115.66	S1	7	16.95
5	3RD	308	4BHK+4T	140.93	S1	58A+58B	24.14
6	3RD	309	3BHK+3T	104.6	S1	1	12.65
7	3RD	311	3BHK+3T	106.37	S1	8	12.65
8	3RD	312	3BHK+3T	106.37	S1	9	12.65
9	3RD	313	3BHK+3T	106.37	S1	10	12.50
10	3RD	314	3BHK+3T	106.37	S1	11	12.50
11	3RD	315	3BHK+3T	106.37	S1	12	12.50
12	4TH	402	3BHK+3T	115.66	S1	17	15.94
13	4TH	403	3BHK+3T	115.66	S1	38	15.94
14	4TH	404	4BHK+4T	140.93	S1	60+62	29.58
15	4TH	405	4BHK+4T	140.93	S1	61+63	29.58
16	4TH	407	3BHK+3T	115.66	S1	47	16.95
17	4TH	408	4BHK+4T	140.93	S1	64A+64B	25.95
18	4TH	409	3BHK+3T	104.6	S1	14	12.65
19	4TH	410	3BHK+3T	106.37	S1	27	12.65
20	4TH	412	3BHK+3T	106.37	S1	29	13.61
21	4TH	413	3BHK+3T	106.37	S1	30	13.61
22	4TH	414	3BHK+3T	106.37	S1	31	13.61
23	4TH	415	3BHK+3T	106.37	S1	32	12.65
24	4TH	417	3BHK+3T	106.37	S1	39	12.65
25	4TH	418	3BHK+3T	104.6	S1	40	12.65
26	5TH	501	4BHK+4T	140.93	S1	65A+65B	25.95
27	5TH	502	3BHK+3T	115.66	S1	48	15.94
28	5TH	503	3BHK+3T	115.66	S1	49	17.96
29	5TH	505	4BHK+4T	140.93	S1	67A+67B	25.95
30	5TH	506	3BHK+3T	115.66	S1	50	15.94
31	5TH	508	4BHK+4T	140.93	S1	70+72	29.17
32	5TH	509	3BHK+3T	104.6	S1	41	12.50
33	5TH	510	3BHK+3T	106.37	S1	42	12.50
34	5TH	511	3BHK+3T	106.37	S1	43	12.50
35	5TH	513	3BHK+3T	106.37	S1	45	12.65
36	5TH	514	3BHK+3T	106.37	S1	51	12.65

For Motwani Constructions Pvt. Ltd.
Pansay Motwani
 DIRECTOR



Fakin ch Jena
Pranod Jena
Sri Balakrishna Jena

Monika Jena
Renuka Jena
Pratima Patra

37	5TH	516	3BHK+3T	106.37	S1	81	12.63
38	5TH	517	3BHK+3T	106.37	S1	82	12.63
39	6TH	601	4BHK+4T	140.93	S1	71+73	29.17
40	6TH	603	3BHK+3T	115.66	S1	85	16.92
41	6TH	604	4BHK+4T	140.93	S1	76+79	27.36
42	6TH	606	3BHK+3T	115.66	S1	86	14.34
43	6TH	607	3BHK+3T	115.66	S1	93	14.34
44	6TH	608	4BHK+4T	140.93	S1	74A+74B	28.17
45	6TH	609	3BHK+3T	104.6	S1	88	12.63
46	6TH	610	3BHK+3T	106.37	S1	89	12.78
47	6TH	611	3BHK+3T	106.37	S1	90	12.78
48	6TH	612	3BHK+3T	106.37	S1	91	12.63
49	6TH	614	3BHK+3T	106.37	S1	97	12.63
50	6TH	615	3BHK+3T	106.37	S1	98	12.63
51	6TH	616	3BHK+3T	106.37	S1	99	12.73
52	6TH	617	3BHK+3T	106.37	S1	100	12.73
53	6TH	618	3BHK+3T	104.6	S1	101	12.63
54	7TH	701	4BHK+4T	140.93	S1	78A+78B	26.36
55	7TH	702	3BHK+3T	115.66	S1	94	16.92
56	7TH	704	4BHK+4T	140.93	S1	80A+80B	25.15
57	7TH	705	4BHK+4T	140.93	S1	20+21	29.50
58	7TH	706	3BHK+3T	115.66	S1	96	14.34
59	7TH	707	3BHK+3T	115.66	S1	103	14.34
60	7TH	709	3BHK+3T	104.6	S1	102	12.63
61	7TH	710	3BHK+3T	106.37	S1	107	12.63
62	7TH	711	3BHK+3T	106.37	S1	109	12.73
63	7TH	712	3BHK+3T	106.37	S1	110	12.73
64	7TH	715	3BHK+3T	106.37	S1	117	12.63
65	7TH	716	3BHK+3T	106.37	S1	118	12.63
66	7TH	717	3BHK+3T	106.37	S1	119	12.78
67	7TH	718	3BHK+3T	104.6	S1	120	12.78
68	8TH	801	4BHK+4T	140.93	S1	77A+77B	26.36
69	8TH	802	3BHK+3T	115.66	S1	104	16.92
70	8TH	803	3BHK+3T	115.66	S1	105	16.92
71	8TH	804	4BHK+4T	140.93	S1	22+23	30.34
72	8TH	805	4BHK+4T	140.93	S1	25+26	28.20
73	8TH	807	3BHK+3T	115.66	S1	113	13.99
74	8TH	808	4BHK+4T	140.93	S1	3+4	33.55
75	8TH	809	3BHK+3T	104.6	S1	121	12.63
76	8TH	810	3BHK+3T	106.37	S1	122	12.63
77	8TH	811	3BHK+3T	106.37	S1	127	12.63

For Motwani Constructions Pvt. Ltd.

Pankaj Motwani
 DIRECTOR



Fakir ch Jena
 Pramod Jena
 Sri Pooya Kurosa Jena

Manika Jena
 Renuka Jena
 Praetiva Patra

Jagyneswar Achary
Notary, Govt. Of India
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78	8TH	812	3BHK+3T	106.37	S1	128	12.63
79	8TH	813	3BHK+3T	106.37	S2	1	15.88
80	8TH	814	3BHK+3T	106.37	S2	2	11.90
81	8TH	816	3BHK+3T	106.37	S2	9	15.88
82	8TH	817	3BHK+3T	106.37	S2	10	16.45
83	8TH	818	3BHK+3T	104.6	S2	11	11.90
84	9TH	901	4BHK+4T	140.93	S1	5+6	32.89
85	9TH	902	3BHK+3T	115.66	S1	114	16.92
86	9TH	903	3BHK+3T	115.66	S1	115	16.92
87	9TH	904	4BHK+4T	140.93	S1	15+16	32.89
88	9TH	905	4BHK+4T	140.93	S1	18+19	33.90
89	9TH	906	3BHK+3T	115.66	S1	116	13.48
90	9TH	908	4BHK+4T	140.93	S1	34+35	33.90
91	9TH	909	3BHK+3T	104.6	S2	17	11.90
92	9TH	910	3BHK+3T	106.37	S2	18	16.45
93	9TH	911	3BHK+3T	106.37	S2	19	16.45
94	9TH	912	3BHK+3T	106.37	S2	20	11.90
95	9TH	913	3BHK+3T	106.37	S2	26	11.90
96	9TH	914	3BHK+3T	106.37	S2	27	16.45
97	9TH	915	3BHK+3T	106.37	S2	28	15.88
98	9TH	917	3BHK+3T	106.37	S2	35	11.90
99	9TH	918	3BHK+3T	104.6	S2	36	15.88
100	10TH	1001	4BHK+4T	140.93	S1	36+37	32.89
101	10TH	1003	3BHK+3T	115.66	S1	125	16.92
102	10TH	1004	4BHK+4T	140.93	S2	13+14	42.77
103	10TH	1005	4BHK+4T	140.93	S2	15+16	37.63
104	10TH	1006	3BHK+3T	115.66	S1	126	16.92
105	10TH	1007	3BHK+3T	115.66	S2	3	14.66
106	10TH	1008	4BHK+4T	140.93	S2	21+22	38.35
107	10TH	1009	3BHK+3T	104.6	S2	67	15.88
108	10TH	1010	3BHK+3T	106.37	S2	68	15.88
109	10TH	1011	3BHK+3T	106.37	S2	73	11.88
110	10TH	1012	3BHK+3T	106.37	S2	74	15.88
111	10TH	1013	3BHK+3T	106.37	S2	75	16.07
112	10TH	1014	3BHK+3T	106.37	S2	76	16.07
113	10TH	1015	3BHK+3T	106.37	S2	77	15.88
114	10TH	1016	3BHK+3T	106.37	S2	78	11.88
115	10TH	1018	3BHK+3T	104.6	S2	84	15.88
116	11TH	1101	4BHK+4T	140.93	S2	23+24	42.77
117	11TH	1102	3BHK+3T	115.66	S2	4	22.54
118	11TH	1104	4BHK+4T	140.93	S2	30+31	41.28

For Motwani Constructions Pvt. Ltd.

Pan Ray Motwani
DIRECTOR



Fakir ch Jena
Pranab Jena
Sri Balraj Jena

Monika Jena
Renuka Jena
Pratima Patra

119	11TH	1105	4BHK+4T	140.93	S2	32+33	41.28
120	11TH	1106	3BHK+3T	115.66	S2	6	22.04
121	11TH	1107	3BHK+3T	115.66	S2	7	14.99
122	11TH	1108	4BHK+4T	140.93	S2	69+70	39.31
123	11TH	1109	3BHK+3T	104.6	S2	85	16.00
124	11TH	1111	3BHK+3T	106.37	S2	87	11.88
125	11TH	1113	3BHK+3T	106.37	S2	89	13.49
126	11TH	1114	3BHK+3T	106.37	S2	90	15.91
127	11TH	1115	3BHK+3T	106.37	S2	91	15.91
128	11TH	1116	3BHK+3T	106.37	S2	92	13.49
129	11TH	1118	3BHK+3T	104.6	S2	94	11.88
130	12TH	1201	4BHK+4T	140.93	S2	71+72	73.90
131	12TH	1203	3BHK+3T	115.66	S2	25	14.99
132	12TH	1204	4BHK+4T	140.93	S2	37A+37B	28.11
133	12TH	1205	4BHK+4T	140.93	S2	39A+39B	25.95
134	12TH	1207	3BHK+3T	115.66	S1	55A+55B	25.95
135	12TH	1208	4BHK+4T	140.93	S2	40A+40B	50.70
136	12TH	1210	3BHK+3T	106.37	S2	96	16.00
137	12TH	1212	3BHK+3T	106.37	S2	98	11.88
138	12TH	1214	3BHK+3T	106.37	S2	100	21.27
139	12TH	1215	3BHK+3T	106.37	S2	101	21.27
140	12TH	1217	3BHK+3T	106.37	S2	103	11.88
141	12TH	1218	3BHK+3T	104.6	S2	104	15.88
142	13TH	1301	4BHK+4T	140.93	S2	42A+42B	51.10
143	13TH	1302	3BHK+3T	115.66	S1	53A+53B	28.11
144	13TH	1303	3BHK+3T	115.66	S3	33A+33B	25.86
145	13TH	1304	4BHK+4T	140.93	S2	43A+43B	51.10
146	13TH	1305	4BHK+4T	140.93	S2	48A+48B	48.56
147	13TH	1309	3BHK+3T	104.6	S2	105	16.07
148	13TH	1310	3BHK+3T	106.37	S2	106	16.07
149	13TH	1311	3BHK+3T	106.37	S2	107	15.88
150	13TH	1312	3BHK+3T	106.37	S2	108	11.88
151	13TH	1316	3BHK+3T	106.37	S2	112	12.68
152	13TH	1317	3BHK+3T	106.37	S2	113	11.88
153	14TH	1401	4BHK+4T	140.93	S2	38+41	26.91
154	14TH	1402	3BHK+3T	115.66	S3	32A+32B	25.86
155	14TH	1403	3BHK+3T	115.66	S3	31A+31B	25.86
156	14TH	1404	4BHK+4T	140.93	S2	45+47	29.58
157	14TH	1405	4BHK+4T	140.93	S2	49+54	30.70
158	14TH	1406	3BHK+3T	115.66	S3	12A+12B	25.86
159	14TH	1407	3BHK+3T	115.66	S2	81	15.91

For: Motwani Constructions Pvt. Ltd.

Pankaj Motwani
DIRECTOR



Fakir Chhena
Pranab Jena
Sri Balajee Kumar Jena

Monika Jena
Renuka Jena
Prativa Patra

Jagyneswar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khurda
Regd.No.-7791/2008
Mob:-9861006174

160	14TH	1408	4BHK+4T	140.93	S2	50A+50B	57.64
161	14TH	1410	3BHK+3T	106.37	S3	2	11.90
162	14TH	1411	3BHK+3T	106.37	S3	8	11.90
163	14TH	1413	3BHK+3T	106.37	S3	20	11.90
164	14TH	1416	3BHK+3T	106.37	S3	23	11.90
165	14TH	1417	3BHK+3T	106.37	S3	29	11.90
166	14TH	1418	3BHK+3T	104.6	S3	30	16.45
167	15TH	1501	4BHK+4T	140.93	S2	51A+51B	57.64
168	15TH	1502	3BHK+3T	115.66	S2	82	13.49
169	15TH	1504	4BHK+4T	140.93	S2	52A+52B	52.27
170	15TH	1505	4BHK+4T	140.93	S2	53A+53B	52.27
171	15TH	1506	3BHK+3T	115.66	S3	11A+11B	25.86
172	15TH	1507	3BHK+3T	115.66	S3	10A+10B	25.86
173	15TH	1508	4BHK+4T	140.93	S2	55A+55B	52.27
174	15TH	1509	3BHK+3T	104.6	S3	34	15.88
175	15TH	1510	3BHK+3T	106.37	S3	35	11.90
176	15TH	1511	3BHK+3T	106.37	S3	36	14.99
177	15TH	1512	3BHK+3T	106.37	S3	37	21.27
178	15TH	1515	3BHK+3T	106.37	S3	40	14.99
179	15TH	1516	3BHK+3T	106.37	S3	41	11.90
180	15TH	1517	3BHK+3T	106.37	S3	42	15.88
181	16TH	1602	3BHK+3T	115.66	S3	72A+72B	25.15
182	16TH	1603	3BHK+3T	115.66	S3	70A+70B	25.15
183	16TH	1604	4BHK+4T	140.93	S2	56+58	161.24
184	16TH	1605	4BHK+4T	140.93	S2	57+59	161.24
185	16TH	1607	3BHK+3T	115.66	S3	69A+69B	26.36
186	16TH	1608	4BHK+4T	140.93	S2	61A+61B	56.64
187	16TH	1609	3BHK+3T	104.6	S3	74	11.88
188	16TH	1610	3BHK+3T	106.37	S3	75	13.49
189	16TH	1611	3BHK+3T	106.37	S3	76	21.27
190	16TH	1613	3BHK+3T	106.37	S3	78	13.49
191	16TH	1614	3BHK+3T	106.37	S3	79	11.88
192	16TH	1616	3BHK+3T	106.37	S3	81	16.07
193	16TH	1617	3BHK+3T	106.37	S3	82	16.07
194	16TH	1618	3BHK+3T	104.6	S3	83	15.88
195	17TH	1701	4BHK+4T	140.93	S2	63A+63B	52.71
196	17TH	1702	3BHK+3T	115.66	S3	67A+67B	32.09
197	17TH	1703	3BHK+3T	115.66	S3	66A+66B	24.14
198	17TH	1704	4BHK+4T	140.93	S2	62+65	31.44
199	17TH	1705	4BHK+4T	140.93	S2	64A+64B	52.71
200	17TH	1706	3BHK+3T	115.66	S3	61A+61B	25.02

For Motwani Constructions Pvt. Ltd.
Panwaj Motwani
DIRECTOR



Fakin Ch Jena
Pranab Jena
Sri Pradyuman Jena

Monika Jena
Renuka Jena
Pratima Patra

201	17TH	1707	3BHK+3T	115.66	S3	59A+59B	26.14
202	17TH	1708	4BHK+4T	140.93	S2	66A+66B	50.30
203	17TH	1709	3BHK+3T	104.6	S3	84	11.88
204	17TH	1710	3BHK+3T	106.37	S3	85	13.49
205	17TH	1712	3BHK+3T	106.37	S3	87	21.27
206	17TH	1713	3BHK+3T	106.37	S3	88	13.49
207	17TH	1714	3BHK+3T	106.37	S3	89	11.88
208	17TH	1715	3BHK+3T	106.37	S3	90	15.88
209	17TH	1717	3BHK+3T	106.37	S3	92	16.00
210	17TH	1718	3BHK+3T	104.6	S3	93	15.88
211	18TH	1801	4BHK+4T	140.93	S3	24+25	38.35
212	18TH	1802	3BHK+3T	115.66	S3	19	14.99
213	18TH	1803	3BHK+3T	115.66	S3	58A+58B	26.14
214	18TH	1804	4BHK+4T	140.93	S3	17+18	44.09
215	18TH	1805	4BHK+4T	140.93	S3	15+16	37.04
216	18TH	1806	3BHK+3T	115.66	S3	57A+57B	26.14
217	18TH	1807	3BHK+3T	115.66	S3	56A+56B	28.81
218	18TH	1808	4BHK+4T	140.93	S3	5+6	41.28
219	18TH	1811	3BHK+3T	106.37	S3	96	21.27
220	18TH	1812	3BHK+3T	106.37	S3	97	21.27
221	18TH	1813	3BHK+3T	106.37	S3	98	13.49
222	18TH	1814	3BHK+3T	106.37	S3	99	11.88
223	18TH	1815	3BHK+3T	106.37	S3	100	15.88
224	18TH	1816	3BHK+3T	106.37	S3	101	16.00
225	18TH	1817	3BHK+3T	106.37	S3	102	16.00
226	18TH	1818	3BHK+3T	104.6	S3	103	15.88
227	19TH	1901	4BHK+4T	140.93	S3	3+4	37.20
228	19TH	1902	3BHK+3T	115.66	S3	54A+54B	24.28
229	19TH	1904	4BHK+4T	140.93	S3	67+71	58.02
230	19TH	1905	4BHK+4T	140.93	S3	63+65	30.74
231	19TH	1906	3BHK+3T	115.66	S3	49A+49B	27.98
232	19TH	1907	3BHK+3T	115.66	S3	48A+48B	27.98
233	19TH	1908	4BHK+4T	140.93	S3	62+64	29.17
234	19TH	1909	3BHK+3T	104.6	S3	104	11.88
235	19TH	1911	3BHK+3T	106.37	S3	106	21.27
236	19TH	1912	3BHK+3T	106.37	S3	107	21.27
237	19TH	1913	3BHK+3T	106.37	S3	108	12.68
238	19TH	1914	3BHK+3T	106.37	S3	109	11.88
239	19TH	1915	3BHK+3T	106.37	S3	110	15.88
240	19TH	1916	3BHK+3T	106.37	S3	111	16.07
241	19TH	1918	3BHK+3T	104.6	S3	113	15.88

For Motwani Constructions Pvt. Ltd.

Pankaj Motwani
DIRECTOR



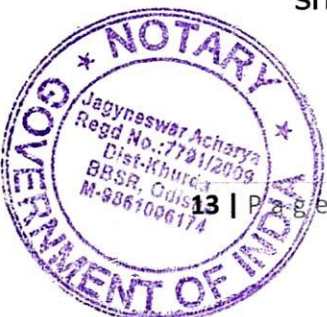
Fakir chandra
Pranod Jena
Sri Balje Kumar Jena

Monika Jena
Renuka Jena
Preritina Patra

242	20TH	2001	4BHK+4T	140.93	S3	55+60	30.98
243	20TH	2002	3BHK+3T	115.66	S3	46A+46B	25.15
244	20TH	2003	3BHK+3T	115.66	S3	45A+45B	25.95
245	20TH	2004	4BHK+4T	140.93	S3	51+53	29.58
246	20TH	2005	4BHK+4T	140.93	S3	50+52	29.58
247	20TH	2007	3BHK+3T	115.66	S3	43A+43B	28.11
248	20TH	2008	4BHK+4T	140.93	S3	44+47	26.91
249	20TH	2009	3BHK+3T	104.6	S3	114	11.88
250	20TH	2010	3BHK+3T	106.37	S3	115	13.49
251	20TH	2012	3BHK+3T	106.37	S3	117	21.27
252	20TH	2013	3BHK+3T	106.37	S3	118	12.68
253	20TH	2014	3BHK+3T	106.37	S3	119	11.88
254	20TH	2015	3BHK+3T	106.37	S3	120	15.88
255	20TH	2017	3BHK+3T	106.37	S3	14	11.90
256	20TH	2018	3BHK+3T	104.6	S1	108	12.63
257	15TH	1503	3BHK+3T	115.66	S3	7	14.99
258	16TH	1606	3BHK+3T	115.66	S3	26	20.73
259	17TH	1903	3BHK+3T	115.66	S3	27	22.04
260	18TH	2006	3BHK+3T	115.66	S3	28	14.99
TOTAL				3039 0.09 sq mt			

9. That, the area shown in the above chart is the share of the developer i.e **260 units out of 320 units with 301 nos of COVERED PARKING.** Whereas the carpet area allotted as above is **30390.09 sq mtr.**

10. That, the above mentioned **60 units** is the share of second party in the total project, and the **260 units** is the share of the of first party, achieved on its proportionate



Fakir ch. Jena
Pranab Jena
Sri Kalyan Kumar Jena

Monika Jena
Renaka Jena
Pratiba Patra

For Motwani Constructions Pvt. Ltd.
Ranjay Motwani
DIRECTOR

share of land and this is been acknowledged by both the parties.

11. That the second party has taken refundable advances for various purposes and at different times, the list of which is following :-

- a) That an refundable advance has been received by the parts of the second party amounting to Rs 2,92,50,000 (Rupees Two Crores Ninty Two lacs fifty thousand only)
- b) Further the first party has agreed to pay to the second party to clear up their remaining previous dues amounting to Rs 2,85,00,000/- (Rs. Two Crores eighty five lacs Only)
- c) That the first party had agreed to bear all the expenditure incurred for getting access to the road. That an amount has been paid to Uchhaba Maharana and pitabas maharana for access through plot no 2182 (p) Mz :- Jharpara. That same has been adjusted with share of the landowners.
- d) That the above mentioned paid amount of Rs 2,92,50,000 (Rupees Two Crores Ninty Two lacs fifty thousand only) **plus** the amount of Rs 2,85,00,000/- (Rs. Two Crores eighty five lacs Only) to be paid **plus** the amount paid for the cost of the road and the above mentioned share of 60

For Motwani Constructions Pvt. Ltd.
Ranjay Motwani
DIRECTOR

Fakir Ch. Jena
Pranab Jena
Sri Balu Kishor Jena

Monika Jena
Renuka Jena
Preetina Patra

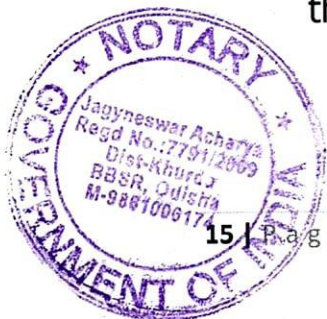


units of total construction area, hereby stands as full and final settlement between both the parties after adjustment of all the amounts mentioned above.

12. That as per the development agreement signed by both the parties executed on dated 4th of September 2021 confirming the clause (2) of the development agreement the second party share was equivalent to **36%** of total permissible construction area and **20%** of area of the extra TDR purchased by the first party. And as per the calculation as above the total landowners share, as per the approval plan comes to **9760.27** smt of carpet area.

13. That the above mentioned total amounts of Rs 2,92,50,000 (Rupees Two Crores Ninty Two lacs fifty thousand only) **plus** amount of Rs Rs 2,85,00,000/- (Rs. Two Crores eighty five lacs Only) to be paid **plus** the amount paid for cost of the road. The total amount is considered to be equivalent to the cost of 3060.56 sqmt of carpet area and After deduction of 3060.56 sqmt from the total landowners share as calculated above 9760.27 smt comes to 6699.71 sq mtr (60 units) as full and finale settlement of the landowners share.

14. That it is further mutually agreed by both the parties, that any Tax liabilities LOCAL/STATE/CENTRAL arising on



Pravin Ch. Jena
Pranab Jena

Monika Jena
Renuka Jena

Sri Balgo Kumar Jena

Practiva Patra

account of developers share in the constructed area will be borne by the FIRST Party and likewise any tax liabilities LOCAL/STATE/CENTRAL arising on account of landowner share of constructed area will be borne by the SECOND Party.

15. That, it is decided by both the parties that the SECOND party shall pay all LOCAL/STATE/CENTRAL GOVERNMENT taxes as applied at the time of hand over (i:e currently it is GST) to the FIRST party which would be further deposited by the First party to the concerned Authority. And shall make the payment of maintenance cost, corpus fund and club charges which are other than the construction costs to the first party at the time of handover of the respective flats mentioned above.

16. That, further if the second party want to sell any part of his share to any intending purchaser/s during the period of construction, in that case the second party will enter into an tripartite agreement with the intending purchaser and the builder, whereas the second party will collect the GOVERNMENT taxes as applicable (i:e currently that is G.S.T) including his consideration amount of the flat and same Tax amount shall be paid to the first party which will

Further transferred to the concerned authority. And, in

Fakir Ch. Jena
Pranab Jena
S. Balu Kumar Jena

Monika Jena
Renaka Jena
Prasanna Patra



that case the cost of all other extra facilities like maintenance cost, corpus fund and club charges decided shall be paid by the purchaser directly to the first party.

17. That further if any expenses occurring from future encumbrances/issues from the above-mentioned scheduled plot, the cost shall be borne by the second party. In case the expenditure is beared by the first party, the same shall be deducted from share of the second party from the above mentioned 60 flats, and the parking places for the same from the share of the second party.

18. That whereas, this share allotment agreement shall be considered as part of the said development agreement and power of attorney vide no. 11082114495 executed on dated 23/11/2021.

19. The court at Bhubaneswar alone shall have jurisdiction to entertain trials actions suits and proceedings arising out of this agreement.

For Motwani Constructions Pvt. Ltd.
Ranjay Motwani
DIRECTOR

SCHEDULE OF PROPERTY

The total consolidated area of the project shall be as under:

- 1) Mouza Koradakanta in Tahsil – Bhubaneswar, District Khordha

Fakin ch. Jena
Inamod Jena

Sri Balga Kurosa Jena

Monika Jena
Renuka sena
Practiva Patra



KHATA NO. 459/382, Plot no. 566 Ac 3.000 dec out of Ac 3.182 dec
KHATA NO. 106, Plot no. 295 Ac 0.042
KHATA NO. 459, Plot no. 294/3809 ac 0.120
Total Area Ac 3.162

IN WITNESSES WHEREOF, the parties above named signed on this day of 27th day of June,2023

Witnesses :

1. Partha Sarathi Mohanty
S/o Uma Charana Mohanty
Flat No - 520
Jaganatha Avenue
Jharpada
Bhubaneswar - 751025

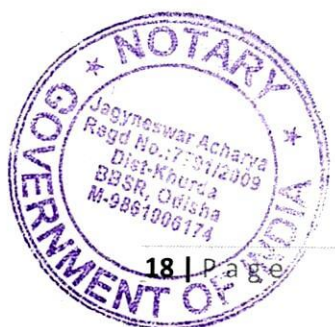
For Motwani Constructions Pvt. Ltd.
Parul Motwani
DIRECTOR

2. Bhagyaa Kaurmi Jena
Promod K Jena
at Korada/Korba
Po- Badhaswary
Ps- Badagajdi
Dist- Khurda
Po- 751006

Signature of the
FIRST PARTY

Fakir Ch Jena
Pranab Jena
Monika Jena
Renuka Jena
Sibala Kuroso Jena
Pratima Patra

Signature of the
SECOND PART



IDENTIFIED BY ME
Jr
ADVOCATE, BBSR

Jagyneshwar Acharya
Jagyneshwar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khurda
Regd.No.-7791/2009
Mob-9861006174