

1 0 OCT 2022

भारतीय गैर न्यायिक

पचास
रुपये

₹.50

भारत



FIFTY
RUPEES

Rs.50

INDIA

INDIA NON JUDICIAL

10/10/2022

ଓଡ଼ିଶା ओडिशा ODISHA

1 Muralidhar Sahu,
Notary of Advocate
Govt. of Odisha
Bhubaneswar-14
Regd. No.-76/2012
Ph:-9437089248

F 622814



AGREEMENT FOR EVIDENCE ALLOTMENT OF FLAT IN THE "KRISHNA RESIDENCY" APARTMENT

SHRICAITANYA BUILDERS AND DEVELOPERS PVT. LTD. having its office at Plot No.690/13, Behera Sahi, Nayapalli, PO./PS : Nayapalli, Bhubaneswar- 751012, Dist : Khurda (Odisha), having PAN : ABDCS1016K; represented by its Managing Director, **AVINASH KUMAR** aged about 40 years son of Mr. Baleshwar Singh and Director **MR. TUSAR DAS**, aged about 44 years, son of Mr. Markanda Charan Das, both are by Profession : Business; and By Caste: Bhumiar & Gopal, respectively; (hereinafter referred to as the "BUILDER/DEVELOPER /FIRST PARTY") GST: 21ABDCS1016K1ZS;

AND

(1) **SARASWATI RANASINGH** aged about 72 years, wife of Late Surendra Ranasingh; (2) **HIMANSHU PRIYA PATTNAIK** aged about 42 years, daughter of Late Surendra Ranasingh, both are resident of Plot No.541, Gadasahi, Nayapalli, PO./PS : Nayapalli, Bhubaneswar, Dist : Khordha (Odisha) By Profession: Business, By Caste: Kshetriya; (hereinafter referred to and called as the "LAND OWNERS / SECOND PARTY")

S-1 श्री मुरलिधर साहू
S-2 Himanshu Priya Pattanaik

For Shri Caitanya Builders and Developers Pvt. Ltd.
Avinash Kumar,
Managing Director

For Shri Caitanya Builders and Developers Pvt. Ltd.
Tusar Das,
Director

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Handwritten signature

DISTRICT TREASURY
KHURDA, BHUBANESWAR
20 OCT 2020
ADPL. TREASURY OFFICER

Shree caitya Builders and
Developers PVT. LTD.

Tulsi Das

Handwritten signature

99-04308248
FED. NO. 197512
Bhubaneswar-14
Govt. of Odisha
Ministry of Advocates
1, Maulanagar 2nd

APSHAYA KUMAR LENKA
STAMP VENDER
BHUBANESWAR COURT
LICENSE NO.-33/92



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WHEREAS, the party of the First Part have entered into a Memorandum of Agreement with the Party of the Second part for construction of a Residential Apartment on land pertaining

SCHEDULE PROPERTY

Dist-Khurda, Tahasil- Bhubaneswar, Under District sub-registrar Khurda at Bhubaneswar, P.S.: New Capital No. 35, Mouza- Bhubaneswar Sahara Unit No.17 **NAYAPALLI**, Sthitibankhata No. 3101, Plot No. 531/5387, Kissam : Gharabari, Full Plot Area : Ac.0.245 decimals. In sharing basis on dated . And as per terms and conditions of aforesaid agreement, the party of the First part shall construct S+4 storied apartment as per approved building plan, sanctioned by Bhubaneswar Municipal Corporation vide its Letter No., ANB/4760/2022 dated.30.08.2022.

AND WHEREAS as per terms and conditions of aforesaid agreement the party of the second part land owner is entitled to get 47% and developer is entitled to get rest 53% pertaining to residential flats/ units of total approved built up area towards their respective share on the basis of aforesaid calculation, the party of the first part hereby allotted the following flats to the second party towards her owner's share.

Land Owner's Flats towards his 47% share

| Serial No | Flat | Type | Floor or | B.U AreaSQM | Carpet Area SQM | Balcony Area SQM | Parking No |
|-----------|------|------|-----------------|-------------|-----------------|------------------|------------|
| 1 | 101 | 2BHK | 1 st | 89.13 | 68.67 | 12.49 | 01 |
| 2 | 103 | 2BHK | 1 st | 89.81 | 71.20 | 9.62 | 04 |
| 3 | 202 | 2BHK | 2 nd | 84.98 | 66.24 | 10.77 | 14 |
| 4 | 204 | 2BHK | 2 nd | 91.00 | 73.30 | 7.82 | 05 |
| 5 | 301 | 2BHK | 3 rd | 89.13 | 68.67 | 12.49 | 06 |
| 6 | 304 | 2BHK | 3 rd | 91.00 | 73.30 | 7.82 | 07 |
| 7 | 404 | 2BHK | 4 th | 91.00 | 73.30 | 7.82 | 10 |



S-1 [Signature]
S-2 Himanshu Pradya Pattnaik

For Shri Caitanya Builders and Developers Pvt. Ltd.
Avinath Kumar
Managing Director

For Shri Caitanya Builders and Developers Pvt. Ltd.
Tusaw Das
Director

Developer's Flats towards their 53% share

| Serial No | Flat | Type | Floor | B.U Area SQM | Carpet Area SQM | Balcony Area SQM | Parking No |
|-----------|------|------|-----------------|--------------|-----------------|------------------|------------|
| 1 | 102 | 2BHK | 1 st | 84.98 | 66.24 | 10.77 | 08 |
| 2 | 104 | 2BHK | 1 st | 91.00 | 73.30 | 7.82 | 02 |
| 3 | 201 | 2BHK | 2 nd | 89.13 | 68.67 | 12.49 | 03 |
| 4 | 203 | 2BHK | 2 nd | 89.81 | 71.20 | 9.62 | 09 |
| 5 | 302 | 2BHK | 3 rd | 84.98 | 66.24 | 10.77 | 15 |
| 6 | 303 | 2BHK | 3 rd | 89.81 | 71.20 | 9.62 | 16 |
| 7 | 401 | 2BHK | 4 th | 89.13 | 68.67 | 12.49 | 13 |
| 8 | 402 | 2BHK | 4 th | 84.98 | 66.24 | 10.77 | 11 |
| 9 | 403 | 2BHK | 4 th | 89.81 | 71.20 | 9.62 | 12 |

The rest of the area 41.20Sqm apart from Flat allotment towards the owner share will be settled by paying equivalent amount.

This is the final allotment towards the owner's share. The party of the second part owner hereby accept and acknowledge the above allotment area towards his owner's share without any objection.

That, it is mutually agreed between both the parties, that the party of the First Part developer is now free to negotiate/deal with remaining 53% towards the developer's share with its intending purchase pertaining to their developer's share as per their own sweet will as they thinks proper to which the party of second part, herrepresentatives/heirs shall not raise any objection whatsoever.

IN WITNESSES WHEREOF, the parties above named signed on this day of 20th day of September, 2022.

Witnesses:

1. Rajendra Narayan Pattanik
Plot No-541, Chad Sahu
Raygahy BSR-12
s/o. Late Ajay K. Pattanik

Signature of the
FIRST PARTY

For Shri Caitanya Builders and
Developers Pvt. Ltd.

Rusm Das
Director

2. Manas Das
s/o. Manikonda Das
PLOT- 69/13, Behetah
Nigam, BSR

Signature of the
SECOND PARTY

For Shri Caitanya Builders and
Developers Pvt. Ltd.

Avinash Kumar
Managing Director



Sri Murali Sahu
Notary of Advocate
Govt. of Odisha
Bhubaneswar-14
Regd. No.-76/2012
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S-2 Himanshu Pradye Pattanik

