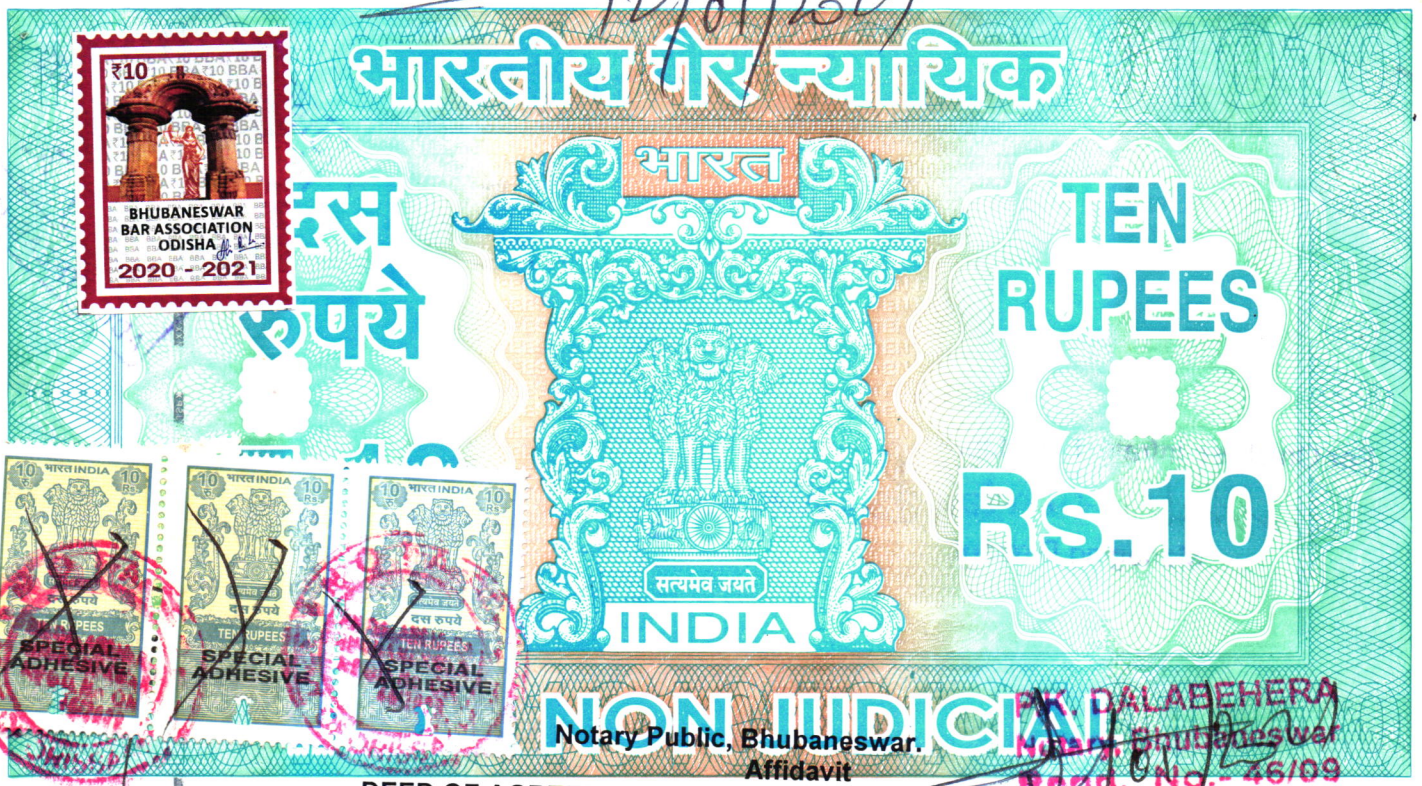


2 JAN 2021

SZ No 95

12/01/2021



NON JUDICIAL
 Notary Public, Bhubaneswar.
 Affidavit
 P.K. DALABEHERA
 Notary, Bhubaneswar
 Regd. No. - 46/09

DEED OF AGREEMENT ALLOCATION OF THE FLATS.

50AA 544504

ଓଡ଼ିଶା ओडिशा ODISHA

THIS DEED OF AGREEMENT is made on this 12TH day of January'2021, by 1) **Minarani Jena** aged about 85 years, W/o –Late Lokanath Jena by Profession –House wife 2) **Bani Priya Jena** aged about 55 years, W/o –Late Chandrahasya Jena by Profession –House wife 3) **Radhakanta Jena** aged about 36 years, by Profession - Business 4) **Ramakanta Jena** aged about 26 years, by Profession –Business. Sl. No. 3 & 4 are S/o –Late Chandrahasya Jena , by Cast -Khetriya, all are permanent resident of Village- Talagada, Ranasingh Sahi Po/Ps- Baliana, Dist- Khurda, PIN- 752101, Odisha, hereinafter call the 1st Party “The Owners”

And

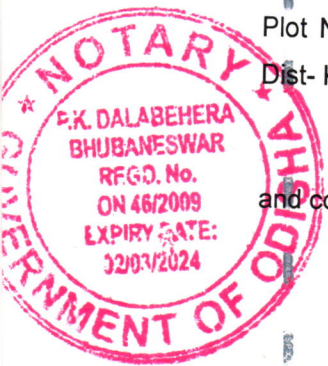
M/S OMSHREE INFRATECH PVT. LTD., a Company incorporated and registered under the Companies Act 1956, having Corporate Identified Number (CIN) U45201OR2008PTC009749 and having its Registered / Corporate office at Plot No. 1693,(Om Homes) Hanspal, Po- Naharkanta ,Ps- Mancheswar, Bhubaneswar, Dist- Khordha, PIN- 752101, Odisha, represented through its Managing Director, Keshab Chandra Pradhan, aged about 50 years, son of Late Anadi Charan Pradhan , resident of Plot No.1693,(Om Homes) Hanspal, Po- Naharkanta ,Ps- Mancheswar, Bhubaneswar, Dist- Khordha, Odisha, Pin- 752101, hereinafter called the 2nd Party “Developer”

WHEREAS, both the parties entered into this agreement on the following terms and conditions:-

- w₁ Ajayo Kumar perida
- w₂ Rajesh Kumar Pradhon

ସାମାଜିକ ନିଗମ ସୁବିହାର
 Bani Priya Jena
 For Omshree Infratech (P) Ltd.
 Keshab Chandra Pradhan
 Managing Director

Radhakanta Jena
 Ramakanta Jena



24547
26.8.2020

Om Shree Infratech
K.C. Pradhan



DISTRICT TREASURER
KHURDA, BHUBANESWAR
25 AUG 2020
ADDL. TREASURY OFFICER

For Omshree Infratech (P) Ltd.

Keshab Chandra Soudhakar
Managing Director

Ajay K Panda
Stamp vendor
Bhubaneswar Odisha

Stamp of the District Treasury Office, Khurda, Bhubaneswar, Odisha, dated 25 AUG 2020.

1. The construction of the building will be completed/finished in a phased manner owner has already prepared a plan submitted the same before the Bhubaneswar Development Authority the second party will construct the house to finish within 3 Years.
2. The Promoters/Developers shall construct, build and erect the said building over the said property in accordance with the said plan (s) to be sanctioned/approved by the Bhubaneswar Development Authority and shall deal with various portions of the said building on the terms and conditions here-in-after mentioned., The entire costs for the sanction of the building Plans shall be borne by the Developers/Promoters.
3. Proposed S+4 Storied Residential Apartment of Minarani Jena, Bani Priya Jena, Radhakanta Jena & Ramakanta Jena, presented By General Power of Attroney Holder, Keshab Chandra Pradhan , Managing Director of Omshree Infratech (P) Ltd, over Plot No – 526/1996(p), Khata No– 704/133, Mouza – Baliaanta, Tahasil – Baliaanta, Dist – Khorda, Bhubaneswar-752101.
4. The details Allocation of the flats stated below , after construction is agreed by the both 1st party and 2nd Party.

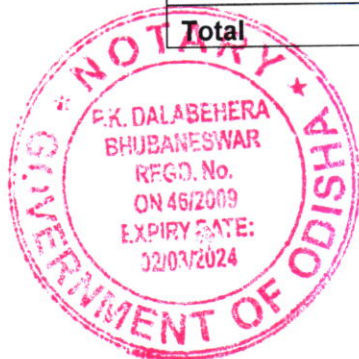
ଶ୍ରୀମତୀ ମିନାରାଣୀ ଜେନା
Bani Priya Jena

Plot Area Calculation Sheet

SI No	Mouza	Plot Number	Khata No	Plot Area in Ac	Plot Area in Sqm
1	Baliaanta	526/1996(p)	704/133	Ac 0.277 Dec.5 kadi (Out of Ac 0.320 Dec)	1123.00
The plot no – 526/1996(p) , Ac 0.277Dec.5kadi area had considered for Approval of building plan from Bhubaneswar Development Authority					

Radhakanta Jena
Ramakanta Jena
Keshab Chandra Pradhan
Managing Director
For Omshree Infratech (P) Ltd.

Details Allocation of The Flat of FIRST FLOOR				
Floor Area Details	Carpet Area in Sqm	Carpet Area in Sft	Owner Share in Sqm (1st party)	Builder Share in Sqm (2nd Party)
Flat 101	54.46	585.99	54.46	
Flat 102	54.83	589.97	54.83	
Flat 103	55.06	592.45		55.06
Flat 104	24.13	259.64	24.13	
Flat 105	26.64	286.65		26.64
Flat 106	60.04	646.03		60.04
Flat 107	54.81	589.76		54.81
Flat 108	79.61	856.60		79.61
Total	409.58	4407.08		



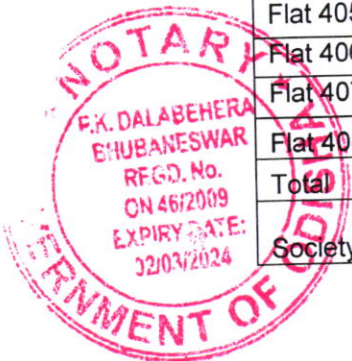
w₁ Ajayo Kumar perida

w₂ Rajesh Kumar Pradhan

Details Allocation of The Flat of SECOND FLOOR.				
Floor Area Details	Carpet Area in Sqm	Carpet Area in Sft	Owner Share in Sqm (1st party)	Builder Share in Sqm (2nd Party)
Flat 201	54.46	585.99		54.46
Flat 202	54.83	589.97		54.83
Flat 203	55.06	592.45		55.06
Flat 204	24.13	259.64		24.13
Flat 205	26.64	286.65		26.64
Flat 206	60.04	646.03		60.04
Flat 207	54.81	589.76	54.81	
Flat 208	79.61	856.60	79.61	
Total	409.58	4407.08		

Details Allocation of The Flat of THIRD FLOOR.				
Floor Area Details	Carpet Area in Sqm	Carpet Area in Sft	Owner Share in Sqm (1st party)	Builder Share in Sqm (2nd Party)
Flat 301	54.46	585.99	54.46	
Flat 302	54.83	589.97	54.83	
Flat 303	55.06	592.45		55.06
Flat 304	24.13	259.64	24.13	
Flat 305	26.64	286.65		26.64
Flat 306	60.04	646.03		60.04
Flat 307	54.81	589.76		54.81
Flat 308	79.61	856.60		79.61
Total	409.58	4407.08		

Details Allocation of The Flat of FOURTH FLOOR				
Floor Area Details	Carpet Area in Sqm	Carpet Area in Sft	Owner Share in Sqm (1st party)	Builder Share in Sqm (2nd Party)
Flat 401	54.46	585.99		54.46
Flat 402	54.83	589.97		54.83
Flat 403	55.06	592.45	55.06	
Flat 404	24.13	259.64	24.13	
Flat 405	26.64	286.65		26.64
Flat 406	60.04	646.03		60.04
Flat 407	54.81	589.76	54.81	
Flat 408	79.61	856.60		79.61
Total	409.58	4407.08		
Society Room	32.40			



W₁ Ajaya Kumar Panda

W₂ Rajesh Kumar Pradhon

For Omshree Infotech (P) Ltd.
 Managing Director
 Keshab Choudhary
 Bani Prejya Sena
 Bani Prejya Sena

Parking allotted to unitwise 101 to 408 serial 1 to 32 nos of parking for 32 nos of unit

Details Allocation of The Flat of All FLOOR – (1ST – 4TH)

Total Floor Details	Floor Area	Carpet Area in Sqm	Carpet Area in Sft	Owner Share in Sqm (1st party)	Builder Share in Sqm (2nd Party)
Carpet Floor	Area in 1 st	409.58	4407.08	133.42	276.16
Carpet Floor	Area in 2 nd	409.58	4407.08	134.42	275.16
Carpet Floor	Area in 3 rd	409.58	4407.08	133.42	276.16
Carpet Floor	Area in 4 th	409.58	4407.08	134.00	275.58
Carpet Floor	Area - All	1638.32	17628.32	589.80	1048.52

5. That the affidavit is required to be produced before Odisha Real Estate Regulatory Authority for permission to develop my building under Regulation & Development Authority Act. 2016

That the facts stated above are true to the best of my knowledge and belief.

1- Ajaya Kumar Panda
Sanatan Panda

Af. Baradai Po - Keranagash - Kendrapa

2- Rajesh Kumar Pradhan
S/o - Sahab Kumar Pradhan
A/PO - Dena, Rajnagar, Kendrapara

Sworn before me

ଶ୍ରୀମତୀ ବାମି ପ୍ରିୟା ଜେନା

Bani Priya Jena
Radhakanta Jena

Ramakanta Jena

Deponent

IDENTIFIED BY ME

B.P. Dalabehera

ADVOCATE BBSR

ଶ୍ରୀମତୀ ବାମି ପ୍ରିୟା ଜେନା

Bani Priya Jena

Radhakanta Jena

Ramakanta Jena

Deponent

For Omshree Infratech (P) Ltd.

Rajesh Chandra Pradhan
Managing Director
Deponent

For Omshree Infratech (P) Ltd.

Rajesh Chandra Pradhan
Managing Director

Notary Public, Bhubaneswar.

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

