

09 DEC 2022

NOTARISED



ଓଡ଼ିଶା ओडिशा ODISHA

DUSASAN SAMANTARAI
 NOTARY, GOVT. OF ODISHA
 BHUBANESWAR, ODISHA
 REGD. NO. 88/2012
 MOB-9439143015
 Managing Director 711375

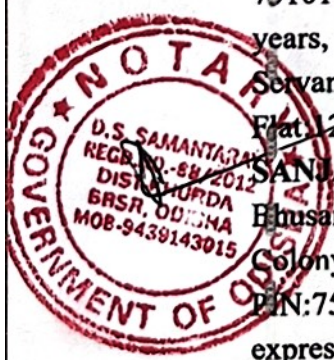
AGREEMENT OF SHARING

THIS MEMORANDUM OF AGREEMENT OF SHARING executed on this 9th day of December, 2022, at Bhubaneswar.

BETWEEN

We, (1). SMT. BHARATI ROY, aged about 60 years, W/o: Late Partha Sarathi Roy, (2). SMT. TANUSHREE ROY, aged about 38 years, (3). SMT. DEBASHREE ROY, aged about 33 years both Sl No (2) & (3) are daughters of Late Partha Sarathi Roy all are residents of HIG-10/5, OSHB Colony, Phase-1, At Post: Chandrashekherpur, Bhubaneswar, Dist. - Khurda, Odisha, PIN: 751016, (4) SRI PRADYUMNA KISHORE ROY, aged about 65 years, S/o Late Bhupati Bhusan Roy by occupation Retd. Govt. Servant, resident of LIC Colony, Maitri Vihar, Block-2, Core-C, Flat-12, P.O: Rail Vihar, Bhubaneswar, Odisha, PIN:751023, (5) SRI SANJAY SEKHER ROY, aged about 62 years, S/o Late Bhupati Bhusan Roy by occupation Retd., resident of HIG-10/5, OSHB Colony, Phase-1, At Post: Chandrashekherpur, Bhubaneswar, Odisha, PIN:751016, (hereinafter called as the **Executant/Principal** which expression unless excluded by or repugnant to the context shall mean and include my heirs, successors, assignees and legal representatives),

For ARCHID BUILDERS PVT. LTD.
 Managing Director
 (1) Bharati Roy
 (2) Tanushree Roy
 (3) Debashree Roy
 (4) Pradyumna Kishore Roy
 (5) Sanjay Sekher Roy
 W/- Ashish Patraik
 W/- Rajib Kumar Swain



AND

DUSASAN SAMANTARAY
NOTARY, GOVT. OF ODISHA
BHUBANESWAR, ODISHA
REGD. NO. 88/2012
MOB-9439143015

ARCHID BUILDERS (P) LTD. a company registered under the Companies Act, 1956 and having its registered office at 4th Floor, Archid Central, Chandrashekherpur, P.O/P.S. : Chandrashekherpur, Bhubaneswar, Dist.- Khordha (Odisha), PIN: 751016 represented through its Managing Director Sri Bandan Mohanty, Aged About 48 Years, S/o Late Khitindra Kumar Mohanty, resident of Plot No:899, Jharpada, Near BDA Store, Bhubaneswar, Odisha, Dist: Khurda, PIN:751006(hereinafter called the "Builder/Developer"), which expression shall mean and include its Directors, successors and assigns of the SECOND PART.

For ARCHID BUILDERS (P) LTD.
Managing Director

WHEREAS as per the Power Of Attorney executed between the FIRST PARTY & SECOND PARTY having the document no: 11081908275, dated 25/07/2019 & Development agreement executed on 24/07/2019, following are the details of sharing for the below mentioned Schedule Of Properties.

NOW THIS AGREEMENT WITNESSED AS BELOW:

1. The Developer is willing to develop B+S+11(Block-A) apartment building of 56 flats & G+2 (Block-B) of 3 flats as per approval from B.M.C vide letter no:55472 Dated: 28/11/2022 over the below mentioned Schedule Of Property I & II.
2. Following is the sharing details;

LANDOWNER'S SHARE

- (1) Bhavati Roy
- (2) T. Roy
- (3) Debasree Roy
- (4) Ananya Nisha
- (5) Ananya Sekher Roy

<u>SL No</u>	<u>BLOCK</u>	<u>TYPE OF FLAT</u>	<u>FLAT NUMBER</u>	<u>FLOOR</u>	<u>CARPET AREA (SOFT)</u>	<u>PARKING NUMBER</u>
1	Block-A	3 B.H.K	106	1 st Floor	1326	106
2	Block-A	3 B.H.K	201	2 nd Floor	1326	201
3	Block-A	3 B.H.K	203	2 nd Floor	1298	203
4	Block-A	3 B.H.K	301	3 rd Floor	1326	301
5	Block-A	3 B.H.K	404	4 th Floor	1298	404
6	Block-A	3 B.H.K	406	4 th Floor	1326	406
7	Block-A	3 B.H.K	604	4 th Floor	1298	604
8	Block-A	3 B.H.K	804	8 th Floor	1298	804



w1 - Anubha Patraik
w2 - Rajib Kumar Swamy

DUSASAN SAMANTARAY
 NOTARY, GOVT. OF ODISHA
 BHUBANESWAR, ODISHA
 REGD. NO. 88/2012
 MOB-9439143015

DEVELOPER'S SHARE

SL No	BLOCK	TYPE OF FLAT	FLAT NUMBER	FLOOR	CARPET AREA (SQFT)	PARKING NUMBER
1	Block-A	3 B.H.K	101	1 st Floor	1326	101
2	Block-A	3 B.H.K	104	1 st Floor	1298	104
3	Block-A	4 B.H.K	105	1 st Floor	1641	105
4	Block-A	4 B.H.K	202	2 nd Floor	1641	202
5	Block-A	3 B.H.K	204	2 nd Floor	1298	204
6	Block-A	3 B.H.K	206	2 nd Floor	1326	206
7	Block-A	3 B.H.K	303	3 rd Floor	1298	303
8	Block-A	4 B.H.K	305	3 rd Floor	1641	305
9	Block-A	3 B.H.K	306	3 rd Floor	1326	306
10	Block-A	3 B.H.K	401	4 th Floor	1326	401
11	Block-A	4 B.H.K	402	4 th Floor	1641	402
12	Block-A	3 B.H.K	403	4 th Floor	1298	403
13	Block-A	3 B.H.K	504	5 th Floor	1298	504
14	Block-A	4 B.H.K	505	5 th Floor	1641	505
15	Block-A	3 B.H.K	506	5 th Floor	1326	506
16	Block-A	3 B.H.K	601	6 th Floor	1326	601
17	Block-A	4 B.H.K	602	6 th Floor	1641	602
18	Block-A	3 B.H.K	603	6 th Floor	1298	603
19	Block-A	3 B.H.K	606	6 th Floor	1326	606
20	Block-A	3 B.H.K	701	7 th Floor	1326	701

(4) Pradyuman Kishore Nayak
 (5) Sayan Kumar Sarker Nayak
 For ARCHID BUILDERS PVT. LTD.
 Managing Director

(1) Bhairavi Nayak
 (2) J. Roy
 (3) Debashree Roy

(1) Ashok Kumar Saha
 (2) Rajib Kumar Swain



21	Block-A	3 B.H.K	704	7 th Floor	1298	704
22	Block-A	4 B.H.K	705	7 th Floor	1641	705
23	Block-A	3 B.H.K	803	8 th Floor	1298	803
24	Block-A	4 B.H.K	805	8 th Floor	1641	805
25	Block-A	3 B.H.K	806	8 th Floor	1326	806
26	Block-A	4 B.H.K	901	9 th Floor	2022	901
27	Block-A	4 B.H.K	902	9 th Floor	1641	902
28	Block-A	4 B.H.K	904	9 th Floor	2022	904
29	Block-A	4 B.H.K	1002	10 th Floor	1641	1002

(5) Sujay Kumar Roy
 FOR ARCHID BUILDERS PVT. LTD.
 Managing Director

SCHEDULE OF THE PROPERTY

Dist. - Khurda, Tahasil - Bhubaneswar No.260, under the jurisdiction of District Sub-Registrar office, Khurda at Bhubaneswar, P.S. - New Capital, Thana No: 22, Dist: Khurda, Mouza - Patia, Plot No: 403/1972 (Four Hundred Three By One Thousand Nine Hundred Seventy Two), Khata No.474/246 (Four Hundred Seventy Four By Two Hundred Fourty Six), GHARABARI, Area Ac.0.240 decs. (Two Hundred Fourty decimals) (Full Plot), Annual Rent - Rs.158.00 paise.

(1) Bhavali Roy.
 (2) T. Roy
 (3) Debasree Roy
 (4) Ananta Kumar

BOUNDED BY :

NORTH : PLOT NO-403/1916
 SOUTH : ROAD
 EAST : PLOT NO-403/1834
 WEST : PLOT NO-403



W-1 - Ananta Kumar
 W-2 - Rajib Kumar

IN WITNESS WHEREOF, the parties to this agreement have put their seal and signatures, on this day, month and year above mentioned in presence of the following witnesses.

WITNESSES:-

1. Anshuman Patra
Flat no: 102, Anand bhawan
Sungar, Tapolpur Kori
BBSR 751018

(1) Bharabi Roy

(2) J Roy

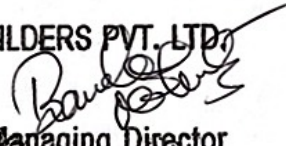
(3) Debashree Ray

(4) Mr. Neel Kishore Ray

(5) Sanjay Lakhera

Signature of the First Party
(Owner)


For ARCHID BUILDERS PVT. LTD


Managing Director

2. Rajib Kumar Swain
S/o- Dinabandhu Swain
Plot no- B 2/4, Leabour colony
Kharbelan Nagar, BBSR
751001.

Signature of the Second Party
(Builder/Developer)




08.12.2022
DUSASAN SAMANTARAY
NOTARY, GOVT. OF ODISHA
BHUBANESWAR, ODISHA
REGD. NO. 88/2012
MOB-9439143015

09 DEC 2022

NOTARISED



ଓଡ଼ିଶା ओडिशा ODISHA

AGREEMENT OF SHARING

DUSAN SAMANTARAY
 NOTARY, GOVT. OF ODISHA
 BHUBANESWAR 751002
 REGD. NO. 88/2012
 MOB-9439143015

THIS MEMORANDUM OF AGREEMENT OF SHARING executed on this ... 9th day of December, 2022, at Bhubaneswar.

BETWEEN

DR. BAMADEV MOHANTY, aged about 82 years, S/o: Late Madhusudhan Mohanty, By Caste: Karan, by profession: Retd. State Govt. Employee, resident of Tala Mali Sahi, Puri Town, Dist: Puri, Odisha, PIN: 752002, (hereinafter called as the **Executant/Principal** which expression unless excluded by or repugnant to the context shall mean and include my heirs, successors, assignees and legal representatives) which expression shall mean and include its Directors, successors and assigns of the **FIRST PART**.

AND

ARCHID BUILDERS (P) LTD. a company registered under the Companies Act, 1956 and having its registered office at 4th Floor, Archid Central, Chandrashekherpur, P.O/P.S. : Chandrashekherpur, Bhubaneswar, Dist.- Khordha (Odisha), PIN: 751016 represented through its Managing Director **Sri Bandan Mohanty**, Aged About 48 Years, S/o Late Khitindra Kumar Mohanty, resident of Plot No:899, Jharpada, Near BDA Store, Bhubaneswar, Odisha, Dist: Khurda, PIN:751006(hereinafter called the "**Builder/Developer**"), which expression shall mean and include its Directors, successors and assigns of the **SECOND PART**.



Bamadev Mohanty

For ARCHID BUILDERS PVT. LTD.
Bandan Mohanty
 Managing Director

W-1. Anshuman Patra

W-2. Rajib Kumar Swain

WHEREAS as per the Power Of Attorney executed between the FIRST PARTY & SECOND PARTY having the document no: 11082116162, dated 30/12/2021 & Development agreement executed on 28/12/2021 following are the details of sharing of the flats.

NOW THIS AGREEMENT WITNESSED AS BELOW:

1. The Developer is willing to develop B+S+11 (Block-A) apartment building of 56 flats & G+2 (Block-B) of 3 flats as per approval from B.M.C vide letter no:55472 Dated: 28/11/2022 over the below mentioned Schedule Of Property I & II
2. Following are the sharing details;

LANDOWNER'S SHARE

<u>SL No</u>	<u>BLOCK</u>	<u>TYPE OF FLAT</u>	<u>FLAT NUMBER</u>	<u>FLOOR</u>	<u>CARPET AREA (SQFT)</u>	<u>PARKING NUMBER</u>
1	Block-A	4 B.H.K	102	1 st Floor	1641	102
2	Block-A	3 B.H.K	103	2 nd Floor	1298	103
3	Block-A	4 B.H.K	205	2 nd Floor	1641	205
4	Block-A	4 B.H.K	302	3 rd Floor	1641	302
5	Block-A	3 B.H.K	304	3 rd Floor	1298	304
6	Block-A	4 B.H.K	405	4 th Floor	1641	405
7	Block-A	3 B.H.K	501	5 th Floor	1326	501
8	Block-A	4 B.H.K	502	5 th Floor	1641	502
9	Block-A	3 B.H.K	503	5 th Floor	1298	503
10	Block-A	4 B.H.K	605	6 th Floor	1641	605
11	Block-A	4 B.H.K	702	7 th Floor	1641	702
12	Block-A	3 B.H.K	703	7 th Floor	1298	703
13	Block-A	3 B.H.K	706	7 th Floor	1326	706
14	Block-A	3 B.H.K	801	8 th Floor	1326	801
15	Block-A	4 B.H.K	802	8 th Floor	1641	802
16	Block-A	4 B.H.K	903	9 th Floor	2022	903

Ramadev Mohanty
 For ARCHID BUILDERS PVT. LTD.
Ramadev Mohanty
 Managing Director

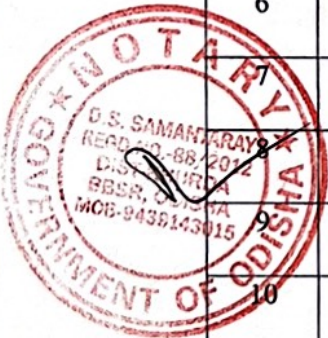
W1 - Anshuman Pradhan
W2 - Rajib Kumar Swain



17	Block-A	4 B.H.K	905	9 th Floor	1641	905
18	Block-A	4 B.H.K	906	9 th Floor	2022	906
19	Block-A	4 B.H.K	1005	10 th Floor	1641	1005
20	Block-B	3 B.H.K	B-101	Ground Floor	729	B-101
21	Block-B	3 B.H.K	B-102	1 st Floor	835	B-102
22	Block-B	3 B.H.K	B-103	2 nd Floor	835	B-103

DEVELOPER'S SHARE

<u>SL No</u>	<u>BLOCK</u>	<u>TYPE OF FLAT</u>	<u>FLAT NUMBER</u>	<u>FLOOR</u>	<u>CARPET AREA (SOFT)</u>	<u>PARKING NUMBER</u>
1	Block-A	3 B.H.K	101	1 st Floor	1326	101
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13	Block-A	3 B.H.K	504	5 th Floor	1298	504
14	Block-A	4 B.H.K	505	5 th Floor	1641	505
15	Block-A	3 B.H.K	506	5 th Floor	1326	506
16	Block-A	3 B.H.K	601	6 th Floor	1326	601



Bemader mchandi
 For ARCHID BUILDERS PVT. LTD.
Ravi Kumar Swain
 Managing Director

W1 - Anshuman Reddy
W2 - Rajib Kumar Swain

17	Block-A	4 B.H.K	602	6 th Floor	1641	602
18	Block-A	3 B.H.K	603	6 th Floor	1298	603
19	Block-A	3 B.H.K	606	6 th Floor	1326	606
20	Block-A	3 B.H.K	701	7 th Floor	1326	701
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22	Block-A	4 B.H.K	705	7 th Floor	1641	705
23	Block-A	3 B.H.K	803	8 th Floor	1298	803
24	Block-A	4 B.H.K	805	8 th Floor	1641	805
25	Block-A	3 B.H.K	806	8 th Floor	1326	806
26	Block-A	4 B.H.K	901	9 th Floor	2022	901
27	Block-A	4 B.H.K	902	9 th Floor	1641	902
28	Block-A	4 B.H.K	904	9 th Floor	2022	904
29	Block-A	4 B.H.K	1002	10 th Floor	1641	1002

Banaden mohan

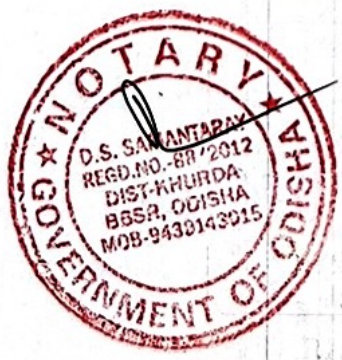
For ARCHID BUILDERS PVT. LTD.
Banaden mohan
 Managing Director

SCHEDULE OF PROPERTY

Dist. - Khurda, Tahasil - Bhubaneswar, under the jurisdiction of District Sub-Registrar Bhubaneswar, P.S. - New Capital, Thana No: 22, Dist: Khurda, Mouza - Patia, Plot No: 403 (Four Hundred Three) Khata No.493/38 (Four Hundred Ninety Three By Thirty Eight), GHARABARI, Area Ac.0.500 decs. (Five Hundred decimals) (Full Plot), Annual Rent - Rs.320.00 paise.

BOUNDED BY :

- NORTH : PLOT NO:403/191
- SOUTH : ROAD
- EAST : PLOT NO:403/1972
- WEST : PLOT NO:391



w1 - Anshuman Patraik
w2 - Rajib Kumar Swamy

DUSASAN SAMANTARAY
NOTARY, GOVT. OF ODISHA
BHUBANESWAR, ODISHA
REGD. NO. 88/2012
MOB-9439143015

IN WITNESS WHEREOF, the parties to this agreement have put their seal and signatures, on this day, month and year above mentioned in presence of the following witnesses.

WITNESSES:-

1. Ashwini Patra
S/o-Sri Kishinrayan Patra
Plot no. 102, Ambal Utkal
Smeyar, Palypa Road.

Banadev Mishra

Signature of the First Party

(Owner)

For ARCHID BUILDERS PVT. LTD.

Managing Director

2. Rajib Kumar Swain
S/o- Dinabandhu Swain
Plot No- B 2/4, Labour colony
Kharbeta Nagar, BBSR-751001

Signature of the Second Party

(Builder/Developer)



29.12.2022
DUSASAN SAMANTARAY
NOTARY, GOVT. OF ODISHA
BHUBANESWAR, ODISHA
REGD. NO. 88/2012
MOB-9439143015