

K 473519

SHARE ALLOTMENT AGREEMENT

THIS AGREEMENT is made on this day of 05 day of August 2021.

BETWEEN

(1) **Hansini Infrastructure Pvt. Ltd.** situated at Biramitrapur Road, Vedvyas, Rourkela-769041, Dist-Sundargarh, Odisha, a Private Company registered under the Companies Act, 1956 represented through its **Director Bhabani Prasad Pany**, aged about 58 years, son of Bhaskar Pany, by caste-Brahmin, by occupation-Business, resident of At/PO-Budharaja, PS-Ainthapali, Tahasil and District-Sambalpur, Pin-768004, Odisha, PAN-ADIPP9636Q, Aadhar No.8642 5222 1778, Mobile No.9437050199.

(2) **Reliable Infra Design Pvt. Ltd.**, a Private Company registered under the Companies Act, 1956 represented through its **Director Paresh Kumar Desai**, aged about 57 years, son of Late Bhupen Chandra Desai, by caste-Gujarati, by occupation-Business, resident of At-Nayapara, PO-Sambalpur, PS-Town, Tahasil and District-Sambalpur, Pin-768001, Odisha. PAN-AAUPD0282B, Aadhar No.4872 8655 1729, Mobile No.9437051032.

(3) **BKD Infrastructure Pvt. Ltd.** situated at Dhankauda, PO-Dhankauda, PS-Sadar, Tahasil/District-Sambalpur, Pin-768006, Odisha, a Private Company registered under the Companies Act, 1956 represented through its **Director Sri Braja Kishore Das**, aged about 57 years, son of Narsingh Charan Dash, by caste-Karana, by occupation-Business, resident of At/PO-Dhanakuda, PS-Sadar, Tahasil/District-Sambalpur, Pin-768006, Odisha, PAN-AAUPD0351M, Aadhar No.4470 3973 3880, Mobile No.9937437465,

(4) **Jince Kurian**, aged about 36 years, son of Late Malekunnel Philip Kurian, by caste-Christian (Catholic), by occupation-Business, resident of Subhashree Vihar, Ainthapali, PS-Ainthapali, Tahasil/District-Sambalpur, Pin-768004, Odisha, PAN-BVPPK7918G, Aadhar No.8473 3708 0315, Mobile No.9938438414,

S.L. No. 2878 Dt. 5-8-21

M.C. Nayak
NOTARY Sambalpur

For BKD Infrastructure Private Limited
For Gloria Credit & Commerce Pvt. Ltd.

HANSINI INFRASTRUCTURE PVT. LTD.

W1 - G. Hemendra Nayak For Reliable Infradesign Pvt. Ltd.
W2 - Shovanam Behara Panikhera Director

Associates Infra Developers Pvt. Ltd.
Director

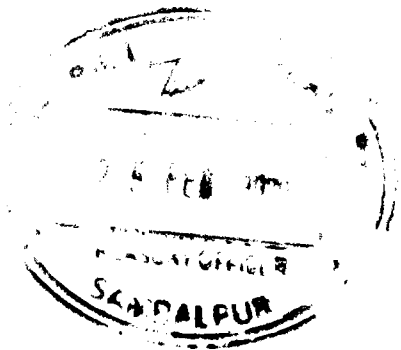
No. 8831 Dt. 5-8-21

Sold to H. S. Srinivas Srinivas

~~S/O~~ Mr. Srinivas Srinivas

Residence of 185 - 1st Floor

P.S. Dist. D. Pr.



T. K. DAS
Vendor Certificate

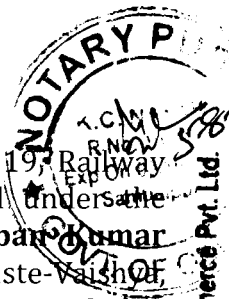
Infra Developers Pvt. Ltd.

[Signature]

Director



(5) **Gloria Credit and Commerce Pvt. Ltd.** situated at Ward No. 19, Station Road Bargarh - 768028, a Private Company registered under the Companies Act, 1956 represented through its **Director Mr. Paban Kumar Agrawal**, aged about 55 years, son of Laxman Prasad Agrawal, by caste-**Vaishya**, by occupation-Business, resident of At- Pradhanpara, PO-Budharaja, PS-Sadar, Tahasil/District-Sambalpur, Pin-768004, Odisha, **PAN-ABRPA7740F**, Aadhar **No.6589 9070 0116**, Mobile **No.9437050095**, hereinafter referred as **THE OWNERS/ FIRST PARTIES** (which expression unless by or repugnant to the subject or context shall deem to mean and include his/their legal heirs, successors, representative, administrators, executors and assignees of the FIRST PARTIES.



For Gloria Credit & Commerce Pvt. Ltd.

Paban Kumar Agrawal
Director

AND

Associates Infra Developers Pvt. Ltd. a Private limited company incorporated under companies Act 1956(No.1 of 1956) having its Corporate Identity Number **U45400OR2010PTC028340**, 2010-2011, situated at Bishop's House, Ainthapali, Sambalpur, Odisha-768004., represented through its Director **Mr. Maleckunnel Philip Varghese**, S/O. Philip Maleckunnel, aged about 65 years, by caste-Christian, by occupation Business, resident of Subhashree Bihar, P.S.Ainthapali, Tahsil & Dist. Sambalpur, Odisha PAN- ABVPV8418K, Aadhar-3252 1250 9150, Cell: 94376-54249, herein after referred as **"THE DEVELOPER / SECOND PARTY** (which expression unless by or repugnant to the subject or context shall deem to mean and include its partners, representatives, administrators, executors and assigns of the SECOND PARTY.

For BKD Infrastructure Private Limited

Maleckunnel Philip Varghese
Director

1. That whereas, the parties hereto (both the first party and the second party) have entered into a development of land agreement on dated 07.07.2020 & 23.04.2011, to develop and construct Multi storey residential building over the property as mentioned in the schedule below as per comprehensive and composite building plan approved by Sambalpur Development Authority, Sambalpur.
2. Whereas, as per the development agreement it was agreed between the parties that, the first party has granted exclusive right of development to the second party. And as per the agreement the first party would be allotted **10% of carpet area** as his/her/their owner's share with parking space and proportionate common area thereon against his land merged in the project.
3. Whereas the second party has obtained approval of a total area of **13,684.46 SQ.MT** (total construction area) over the total project Area vide approval no - **252/SDA, dated 09.04.2021** approved by Sambalpur development authority comprising in Block A & B, both S+4 Storied residential apartment buildings having parking space, in the stilt floor total of 2 blocks. Proposed project to be named as **"Greater Sambalpur Kaushalya"**
4. Whereas, it is decided between both, First Party and Second Party that, the First party's agreed 10 % of share allocation shall be allotted under the said project **"Greater Sambalpur Kaushalya"**

For Reliable Infra Design Pvt. Ltd.

Pawan Kumar Mishra
Director

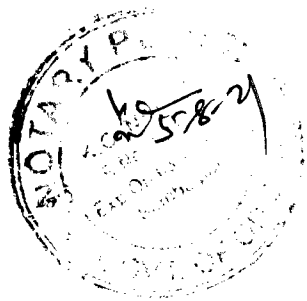
HANSINI INFRASTRUCTURE PVT. LTD.

Rajendra Kumar
Director

W1 - *Ghanshyam Mishra*
W2 - *C. Sharanan Behera*

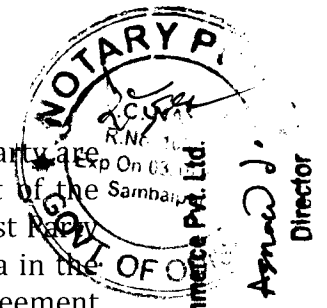
Associates Infra Developers Pvt. Ltd.

[Signature]
Director



5. Whereas, as per the new ORERA law both first party and second party are allowed to sale their respective allotted carpet area coming out of the total approved construction area of the project. Therefore, the First Party and second party hereby divide their share as per the carpet area in the same proportionate as agreed in the land development agreement moreover mentioned above. And the proportionate construction area will confirmed to the land owners and their purchasers in regard.
6. Whereas, the total carpet area calculated in the project is **7551.72 SQ.MTR.**
7. **That the land owner share as decided above is calculated here:**
- Total Carpet Area of the proposed project is 7551.72 SQ.MTR and total approved built up / construction area is **13,684.42 SQ.MTR** which includes the total covered parking
 - The Share allocation of the First Party against his land merged in the total project land Calculated Proportionately used in the Project is coming to **755.19 SQ.MTR** Carpet Area, which is hereby allotted in favour of first party appertaining to his/her/their owner's share. The calculation of the same is given below.

SL No.	BLOCK	TYPE	FLOOR	Firsty Party's	Entitled Area in Sqm	Flat No.	Carpet Area in Sqm	Total Area in Sqm	Differential Area in Sqm
1	A	3BHK	4TH	Gloria Credit & Commerce Pvt.Ltd.	422.9	402	78.53	417.01	5.89
2	A	3BHK	4TH	Gloria Credit & Commerce Pvt.Ltd.		403	78.53		
3	B	2BHK	4TH	Gloria Credit & Commerce Pvt.Ltd.		404	66.45		
4	B	2BHK	4TH	Gloria Credit & Commerce Pvt.Ltd.		405	68.40		
5	B	2BHK	4TH	Gloria Credit & Commerce Pvt.Ltd.		406	63.20		
6	B	2BHK	4TH	Gloria Credit & Commerce Pvt.Ltd.		413	61.90		
7	B	2BHK	4TH	BKD Infrastructure Pvt. Ltd.	75.52	411	67.47	67.47	8.05
8	B	2BHK	4TH	Hansini Infrastructure Pvt. Ltd.	75.52	403	68.40	68.40	7.12
9	B	2BHK	4TH	Jince Kurian	75.52	402	67.57	67.57	7.95
10	A	3BHK	4TH	Reliable Infra Design Pvt. Ltd.	105.73	404	78.53	78.53	27.20
TOTAL					755.19		698.98	698.98	56.21



For Gloria Credit & Commerce Pvt. Ltd.
P. G. Anand
 Director

For BKD Infrastructure Private Limited
[Signature]
 Director

For Reliable Infra Design Pvt. Ltd.
[Signature]
 Director

HANSINI INFRASTRUCTURE PVT. LTD.
[Signature]
 Director

W1 - G. Hemendra Majhi
 W2 - Sharanan Behera



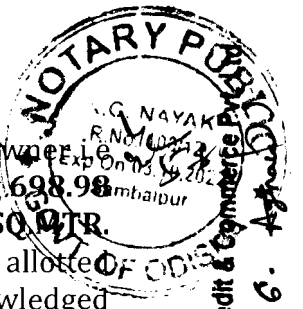
8. That, the area shown in the above chart is the share of the land owned by the first party of **10 units** out of **108** total units. Whereas the carpet area is coming **698.98 SQ.MTR.** After adjustment the first party is entitled for **755.19 SQ.MTR.** of carpet area, where as entitle to Receive for differential area allotted of **56.21 SQ.MTR.** And the first party / land owner hereby acknowledged and accepted the above-mentioned flats towards his/her/their owner's share and this the final allotment, there is no other settlement against the land of first party merged in the project. Provided that the advance amount which has received by the first party, same shall be refunded by the first party on or before taking possession of his/her/their allotted flats otherwise same shall be adjusted from the owner's share.

Further it is mutually agrees between parties hereto that, the Land Owner/first party shall Receive amount of **Rs.2700/-** per sqft., in respect of excess **56.21SQ.MTR Or 604.82 Sft.** carpet area which is allotted in favour of first party in respect of above allotted flats appertaining to Block A & B only.

9. **That the developer shares as decided above is calculated here:**

The Share allocation of the Second Party toward its developer's share in the project is **6855.74 SQ.MTR** of total Carpet Area, the details of which hereby allotted in favour of the Developer. The calculation of the same is given below.

SL No.	BLOCK	TYPE	FLOOR	Flat No.	Carpet Area in Sqm	SL No.	BLOCK	TYPE	FLOOR	Flat No.	Carpet Area in Sqm
1	A	3BHK	1ST	101	78.53	50	B	2BHK	1ST	113	61.90
2	A	3BHK	1ST	102	78.53	51	B	2BHK	1ST	114	60.41
3	A	3BHK	1ST	103	78.53	52	B	2BHK	1ST	115	63.20
4	A	3BHK	1ST	104	78.53	53	B	2BHK	1ST	116	63.48
5	A	3BHK	1ST	105	78.53	54	B	2BHK	1ST	117	63.48
6	A	3BHK	1ST	106	78.53	55	B	2BHK	2ND	201	63.20
7	A	3BHK	1ST	107	78.53	56	B	2BHK	2ND	202	67.57
8	A	3BHK	1ST	108	78.53	57	B	2BHK	2ND	203	68.40
9	A	3BHK	1ST	109	78.53	58	B	2BHK	2ND	204	66.45
10	A	3BHK	1ST	110	78.53	59	B	2BHK	2ND	205	68.40



For Gloria Credit & Commerce Pvt. Ltd.
[Signature]
 Director

For BKD Infrastructure Private Limited
[Signature]
 Director

[Signature]
 Director

HANSINI INFRASTRUCTURE PVT. LTD. For Reliable Infra Design Pvt. Ltd.
[Signature]
 Director

W1- *[Signature]*
 W2- *[Signature]*

Associates Infra Developers Pvt. Ltd.
[Signature]
 Director



11	A	3BHK	2ND	201	78.53	60	B	2BHK	2ND	206	
12	A	3BHK	2ND	202	78.53	61	B	2BHK	2ND	207	
13	A	3BHK	2ND	203	78.53	62	B	2BHK	2ND	208	63.48
14	A	3BHK	2ND	204	78.53	63	B	2BHK	2ND	209	63.20
15	A	3BHK	2ND	205	78.53	64	B	2BHK	2ND	210	67.38
16	A	3BHK	2ND	206	78.53	65	B	2BHK	2ND	211	67.47
17	A	3BHK	2ND	207	78.53	66	B	2BHK	2ND	212	68.59
18	A	3BHK	2ND	208	78.53	67	B	2BHK	2ND	213	61.90
19	A	3BHK	2ND	209	78.53	68	B	2BHK	2ND	214	60.41
20	A	3BHK	2ND	210	78.53	69	B	2BHK	2ND	215	63.20
21	A	3BHK	3RD	301	78.53	70	B	2BHK	2ND	216	63.48
22	A	3BHK	3RD	302	78.53	71	B	2BHK	2ND	217	63.48
23	A	3BHK	3RD	303	78.53	72	B	2BHK	3RD	301	63.20
24	A	3BHK	3RD	304	78.53	73	B	2BHK	3RD	302	67.57
25	A	3BHK	3RD	305	78.53	74	B	2BHK	3RD	303	68.40
26	A	3BHK	3RD	306	78.53	75	B	2BHK	3RD	304	66.45
27	A	3BHK	3RD	307	78.53	76	B	2BHK	3RD	305	68.40
28	A	3BHK	3RD	308	78.53	77	B	2BHK	3RD	306	63.20
29	A	3BHK	3RD	309	78.53	78	B	2BHK	3RD	307	63.57
30	A	3BHK	3RD	310	78.53	79	B	2BHK	3RD	308	63.48
31	A	3BHK	4TH	401	78.53	80	B	2BHK	3RD	309	63.20
32	A	3BHK	4TH	405	78.53	81	B	2BHK	3RD	310	67.38
33	A	3BHK	4TH	406	78.53	82	B	2BHK	3RD	311	67.47
34	A	3BHK	4TH	407	78.53	83	B	2BHK	3RD	312	68.59
35	A	3BHK	4TH	408	78.53	84	B	2BHK	3RD	313	61.90
36	A	3BHK	4TH	409	78.53	85	B	2BHK	3RD	314	60.41
37	A	3BHK	4TH	410	78.53	86	B	2BHK	3RD	315	63.20



For Gloria Credit & Commerce Pvt. Ltd.
Director P. G. Anand

For BKD Infrastructure Private Limited
Director P. G. Anand

For Reliable Infra Design Pvt. Ltd.
Director P. G. Anand

HANSINI INFRASTRUCTURE PVT. LTD.
Director P. G. Anand

Associates Infra Developers Pvt. Ltd.
Director P. G. Anand

W1 - G. K. Mishra
W2 - Shaaran Bishnoi

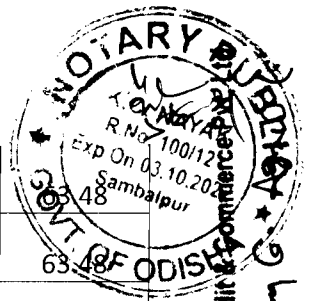
Director



1981

1981

38	B	2BHK	1ST	101	63.20	87	B	2BHK	3RD	316	63.48
39	B	2BHK	1ST	102	67.57	88	B	2BHK	3RD	317	63.48
40	B	2BHK	1ST	103	68.40	89	B	2BHK	4TH	401	63.20
41	B	2BHK	1ST	104	66.45	90	B	2BHK	4TH	407	63.57
42	B	2BHK	1ST	105	68.40	91	B	2BHK	4TH	408	63.48
43	B	2BHK	1ST	106	63.20	92	B	2BHK	4TH	409	63.20
44	B	2BHK	1ST	107	63.57	93	B	2BHK	4TH	410	67.38
45	B	2BHK	1ST	108	63.48	94	B	2BHK	4TH	412	68.59
46	B	2BHK	1ST	109	63.20	95	B	2BHK	4TH	414	60.41
47	B	2BHK	1ST	110	67.38	96	B	2BHK	4TH	415	63.20
48	B	2BHK	1ST	111	67.47	97	B	2BHK	4TH	416	63.48
49	B	2BHK	1ST	112	68.59	98	B	2BHK	4TH	417	63.48
TOTAL										6,855.74	



For Gloria Credit & Commerce Pvt. Ltd.
Director

For BKD Infrastructure Private Limited
Director

For Reliable Infra Design Pvt. Ltd.
Director

10. That, the area shown in the above chart is the share of the developer i.e **98 units out of 108 units**. Whereas the carpet area allotted as above is **6855.74 SQ.MTR.**
11. That, the above mentioned **98 units** is the share of second party in the total project, and the **10 units** of first party is the proportionate share and this is been acknowledged by both the parties.
12. That, it is mutually decided between parties hereto that, in case any excess or shortfall carpet area allotted in the share of either first party and second party in proportionate to their respective agreed share allocation ratio, then either party shall compensate for such excess or shortfall carpet area to the other party @ Rs.2700/- per Sq.ft. appertaining to Block A & B only.
13. Any Tax liabilities LOCAL/STATE/CENTRAL arising on account of developers share in the constructed area will be borne by the Second Party and likewise any tax liabilities LOCAL/STATE/CENTRAL arising on account of landowner share of constructed area will be borne by the First Party.
14. That, it is decided by both the parties that the 1st party shall pay all LOCAL/STATE/CENTRAL GOVERNMENT taxes as applied at the time of hand over to the Second party which would be further deposited by the Second party to the concerned Authority. And shall make the payment of maintenance cost, corpus fund, power backup charges and club charges which are other than the

W1 - Ghanshyam Majhi
W2 - Shovanar Behera 6

Associates Infra Developers Pvt. Ltd.

Director

For Reliable Infra Design Pvt. Ltd.
Director
For BKD Infrastructure Pvt. Ltd.
Director



construction costs to the 2nd party at the time of handover of the mentioned above.

15. That, further if the 1st party want to sell any part of his share to any intended purchaser/s during the period of construction, in that case the first party will enter into an tripartite agreement with the intending purchaser and the builder, whereas the first party will collect the GOVERNMENT taxes as applicable including his consideration amount of the flat and same Tax amount shall be paid to the 2nd party which will Further transferred to the concerned authority. And, in 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 2nd party.
16. That whereas, the developer (second party) shall be entitled to enter agreement for sale, transfer, alienation charges, mortgage, lease or take loans from financial institutions lease banks or any other party in respect of the Developers own share, the developers as the constituted attorney of the owners shall sign and execute all such documents deed and instruments as the case may be, if required. And in that case, the 1st Party will not be liable in any manner.
17. That whereas, this share allotment agreement shall be considered as part of the said development agreement executed on dated 23.04.2011 & 07.07.2020.
18. The court at Bhubaneswar alone shall have jurisdiction to entertain trials actions suits and proceedings arising out of this agreement.

SCHEDULE OF PROPERTY

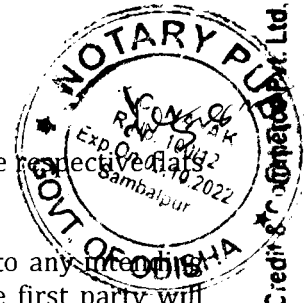
Area of Apartment shall means the land covering **Ac.1.416 dec** comprising **61,681 Sqft.** on M.S.Khata No.433/882, Plot No.3123/4838, area Ac.0.200 AND M.S.Khata No.433/919, Plot No.3118 (P), area Ac.0.286, Plot No.3116 (P), area Ac.0.010 dec. AND M.S.Khata No.433/918, Plot No.3122/4876 (P), area Ac.0.125, Plot No.3121/4875, area Ac.0.180 AND M.S.Khata No.433/1091, Plot No.3119, area Ac.0.090 dec. AND M.S.Khata No.433/1081, Plot No.3120/4996, area Ac.0.050, AND M..Khaa No.433/1087, Plot No.3120, area Ac.0.140 dec., AND M.S.Khata No.433/1079, Plot No.3120/4994, area Ac.0.140 dec., AND M.S.Khata No.433/1113, Plot No.3124 (P), area Ac.0.025 dec., AND M.S.Khata No.433/1107, Plot No.3124/3971 (P), area Ac.0.030 dec., AND M.S.Khata No.433/1080, Plot No.3120/4995 (P), area Ac.0.140 dec., total area of the above Plots is Ac.1.416 dec. Consisting of 10 khatas, 12 plots situated at Mouza - Sambalpur Town Unit No.12, Remed, District-Sambalpur, P.S.-Ainthapali, Tahasil-Sambalpur, under the Jurisdiction of District Sub-Registrar, Sambalpur.

W1 - Ghuminda Nayak

W2 - Shaaran Behera

Associates Infra Developers Pvt. Ltd.

Director



For Gloria Credit & Finance Pvt. Ltd.

For Gloria Credit & Finance Pvt. Ltd. Director

For BKD Infrastructure Private Limited

Director

For BKD Infrastructure Private Limited Director

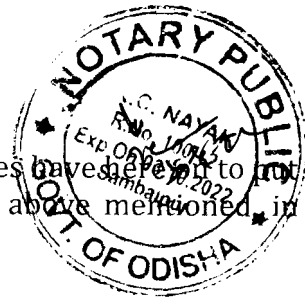
For Reliable Infra Design Pvt. Ltd.

For Reliable Infra Design Pvt. Ltd. Director

HANSRU INFRASTRUCTURE PVT. LTD.

For Hansru Infrastructure Pvt. Ltd. Director





IN WITNESS WHERE OF, we the above-named parties have affixed to our respective signatures on the day / month/year first above mentioned, in presence of the following witnesses.

WITNESSES:

1. Ghanindra Majhi
S/o - V Laxman Majhi
AT - Lingapali, P.O - Dhundipali
PS - Kuchindra, Dist Sambalpur
Pin - 768222
2. Shovan Behera
S/o - Rajendra Behera
AT - Sahasra PS - Dharma
Dist - Sambalpur. Pin - 768113

Signature of the 1st Party

HANSINI INFRASTRUCTURE PVT. LTD.

Mr. Bhabani Prasad Das

Mr. Paresh Kumar Desai
For BKD Infrastructure Private Limited

Mr. Braja Kishore Das
Director

Mr. Jince Kurian

For Gloria Credit & Commerce Pvt. Ltd.

Mr. Paban Kumar Agarwal
Director

Signature of the 2nd Party
Associates Infra Developers Pvt. Ltd.

Mr. Maleckunnel Philip Varghese,
Director

The executant of this deed of agreement is my client. The terms and conditions of this agreement is drafted and typed by me/us according to his/her/their direction. The contents of this agreement was read over and explained to the executant in his/her/their vernacular language and he/she/they being fully satisfied about the contents scribed his/her/their signature hereto in my presence.

Document Executed
before me today

K.C. NAYAK
NOTARY, Sambalpur
Dist. No. 100/23

Advocate Sambalpur