

31 JAN 2025



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P.K. DALABEHERA
NOTARY, BHUBANESWAR
REGD. NO: ON-46/09

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**AGREEMENT FOR EVIDENCING ALLOTMENT OF FLAT
IN THE "PRAMOD SIGNATURE" APARTMENT**

M/S. Jay Jagannath Swami Infraprojects (P) Ltd.
having its office At- Plot No. 2929/4745, SaralaNiwas,
NageswarTangi, PS : Shree Lingaraj, Bhubaneswar, Dist- Khurda
(Odisha) PIN : 751002, represented through its Managing
Director **Chandan Kumar Swain** aged about 36 years, S/o-
Chakradhar Swain, having Aadhaar No. 8105 6438 5713, Mobile
No. 9861080995, hereinafter called as the Developer, the party
of the **FIRST PART**.

AND

SMT. PUSPALATA MISHRA aged about 64 years, daughter
of Madhusudan Mishra and wife of Sarat Kumar Rath, having
Aadhaar No. 7985 6151 7393 resident of Plot No. 349/3527,
Budha Nagar, Budheswari Colony, Bhubaneswar, Dist. Khurda
(Odisha) PIN: 751006, Mobile No. 9437013048; hereinafter
called as the Land Owners, the party of the **SECOND PART**.

For Jay Jagannath Swami Infra-projects Pvt. Ltd.

Chandan Kumar Swain

Managing Director

Puspalata Mishra



WHEREAS, the Party of the First Part have entered into a Development Agreement with the Party of the Second Part for commercial exploitation of land pertaining to Plot No. **437/3051/3123**, Area **Ac.0.400** decimals under Khata No. **722/141**, under **Mouza: Patrapada**, Tahasil: Bhubaneswar, Dist.-Khurda in sharing basis on dated 07/07/2023. Accordingly, the second party have formulated a housing scheme over the schedule above mentioned land under the name & Style as "**PRAMOD SIGNATURE**", with an intention to construct the said units/flats, the second party through the developer/first party have prepared and submitted the building plan before the Bhubaneswar Municipal Corporation, and the BMC have directed to free gift an extent of Area Ac.0.071 decimals from Plot No. 437/3051/3123 in favour of BMC for widening of road and accordingly the second party Puspallata Mishra daughter of Madhusudan Mishra has executed a registered Gift Deed in favour of Commissioner, Bhubaneswar Municipal Corporation with due consent of M/s JAY JAGANNATH SWAMI INFRAPROJECTS (P) Vide Document No.- 11132407040 dated 08/08/2024. Thereafter the building plan has been duly approved/sanctioned by Bhubaneswar Municipal Corporation and permission for construction has been granted by the competent authority vide its Approval Letter No.BP/BMC/014663, dated 16/12/2024.

AND WHEREAS the party of the second part land owner after leaving road area is entitled to get 44% and developer is entitled to get rest 56% pertaining to residential flats/units of total approved built up/carpet area towards her 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.

For Jay Jagannath Swami Infra-projects Pvt. Ltd.

Chandana Kumar Swain

Managing Director

✓ Puspallata Mishra



Land Owner's Flats towards her 44% share

Land Owner's Flats towards her 44% share {i.e. 13 (thirteen) nos. of Flat}

The details of which given below:

Sl. No	Flat No.	Type	Floor	Carpet Area in sqm	Balcony/Utility Area in sqm	Car Parking No.	Car Parking Location
1	105	3 BHK	First	91.67	9.93	5	Stilt
2	108	3 BHK	First	102.64	12.04	9	Stilt
3	206	3 BHK	Second	95.20	14.83	16	Stilt
4	304	3 BHK	Third	102.46	9.53	23	Stilt
5	307	3 BHK	Third	116.39	11.56	27	Stilt
6	405	3 BHK	Fourth	91.67	9.93	5	Basement
7	408	3 BHK	Fourth	102.64	12.04	9	Basement
8	506	3 BHK	Fifth	95.20	14.83	14	Basement
9	607	3 BHK	Sixth	116.39	11.56	23	Basement
10	703	3 BHK	Seventh	95.78	10.44	24	Basement
11	708	3 BHK	Seventh	102.64	12.04	32	Basement
12	802	3 BHK	Eighth	120.82	10.18	40	Basement
13	805	3 BHK	Eighth	91.67	9.93	36	Basement

Developer's Flats towards their 56% share

Developer's Flats towards their 56% share {i.e. 33 (thirty three) nos. of Flat}

The details of which given below:

Sl. No	Flat No.	Type	Floor	Carpet Area in sqm	Balcony/Utility Area in sqm	Car Parking No.	Car Parking Location
1	102	3 BHK	First	120.82	10.18	2	Stilt
2	103	3 BHK	First	95.78	10.44	3	Stilt
3	106	3 BHK	First	95.20	14.83	7	Stilt
4	107	3 BHK	First	116.39	11.56	8	Stilt
5	201	3 BHK	Second	111.27	10.26	11	Stilt
6	203	3 BHK	Second	95.78	10.44	13	Stilt
7	204	3 BHK	Second	102.46	9.53	14	Stilt
8	207	3 BHK	Second	116.39	11.56	17	Stilt
9	208	3 BHK	Second	102.64	12.04	18	Stilt
10	301	3 BHK	Third	111.27	10.26	20	Stilt
11	302	3 BHK	Third	120.82	10.18	21	Stilt
12	303	3 BHK	Third	95.78	10.44	22	Stilt
13	308	3 BHK	Third	102.64	12.04	28	Stilt
14	401	3 BHK	Fourth	111.27	10.26	29	Stilt
15	402	3 BHK	Fourth	120.82	10.18	2	Basement
16	406	3 BHK	Fourth	95.20	14.83	6	Basement
17	501	3 BHK	Fifth	111.27	10.26	10	Basement
18	502	3 BHK	Fifth	120.82	10.18	8	Basement
19	504	3 BHK	Fifth	102.46	9.53	12	Basement



Puspapala Mishra

For Jay Jagannath Swami Infra-projects Pvt. Ltd.

Chandan Kumar Swain

Managing Director

20	507	3 BHK	Fifth	116.39	11.56	15	Basement
21	602	3 BHK	Sixth	120.82	10.18	16	Basement
22	603	3 BHK	Sixth	95.78	10.44	19	Basement
23	604	3 BHK	Sixth	102.46	9.53	20	Basement
24	606	3 BHK	Sixth	95.20	14.83	22	Basement
25	608	3 BHK	Sixth	102.64	12.04	27	Basement
26	701	3 BHK	Seventh	111.27	10.26	29	Basement
27	704	3 BHK	Seventh	102.46	9.53	28	Basement
28	706	3 BHK	Seventh	95.20	14.83	31	Basement
29	707	3 BHK	Seventh	116.39	11.56	30	Basement
30	801	3 BHK	Eighth	111.27	10.26	33	Basement
31	803	3 BHK	Eighth	95.78	10.44	34	Basement
32	806	3 BHK	Eighth	95.20	14.83	37	Basement
33	807	3 BHK	Eighth	116.39	11.56	38	Basement

This is the final allotment towards the owner's share. The party of the Second Part owner's hereby accept and acknowledge the above allotment flats towards her 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 56% share with its intending purchaser pertaining to their developer's share as per their own sweet will as they thinks proper to which the Party of second Part, her representatives/legal heirs shall not raise any objection whatsoever. Similarly the party of the Second Part Land Owner is free to negotiate/deal the remaining 44% (i.e. 13 nos. of flats) of her share with intending Purchaser (after taking of final possession from 1st party Developer) on her own sweet will and party of the 1st part shall have no objection whatsoever.

IN WITNESSES WHEREOF, the parties above named signed on this day of 31st day of January, 2025.

For Jay Jagannath Swami Infra-projects Pvt. Ltd.

Witnesses :

Chandran Kumar Swain

Signature of the Managing Director

1. Japan Kumar Swain
510 Chakradhara Swain
Plot No. 2929/4745, Nageswar Temple
Bhubaneswar, 751002.

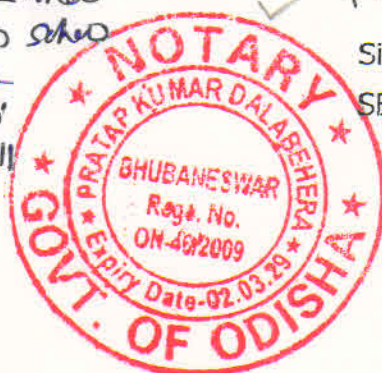
FIRST PARTY

2. Chitranjan Sethi
S/o - Biswanath Sethi
H/o - Bontepur
Via - Brahmapur
Dist - Puri - 752011

Puspalata Mishra.

Signature of the
SECOND PARTY

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[Signature]
PRATAP KUMAR DALABEHERA
NOTARY, BHUBANESWAR
REGD. NO. ON-46/09