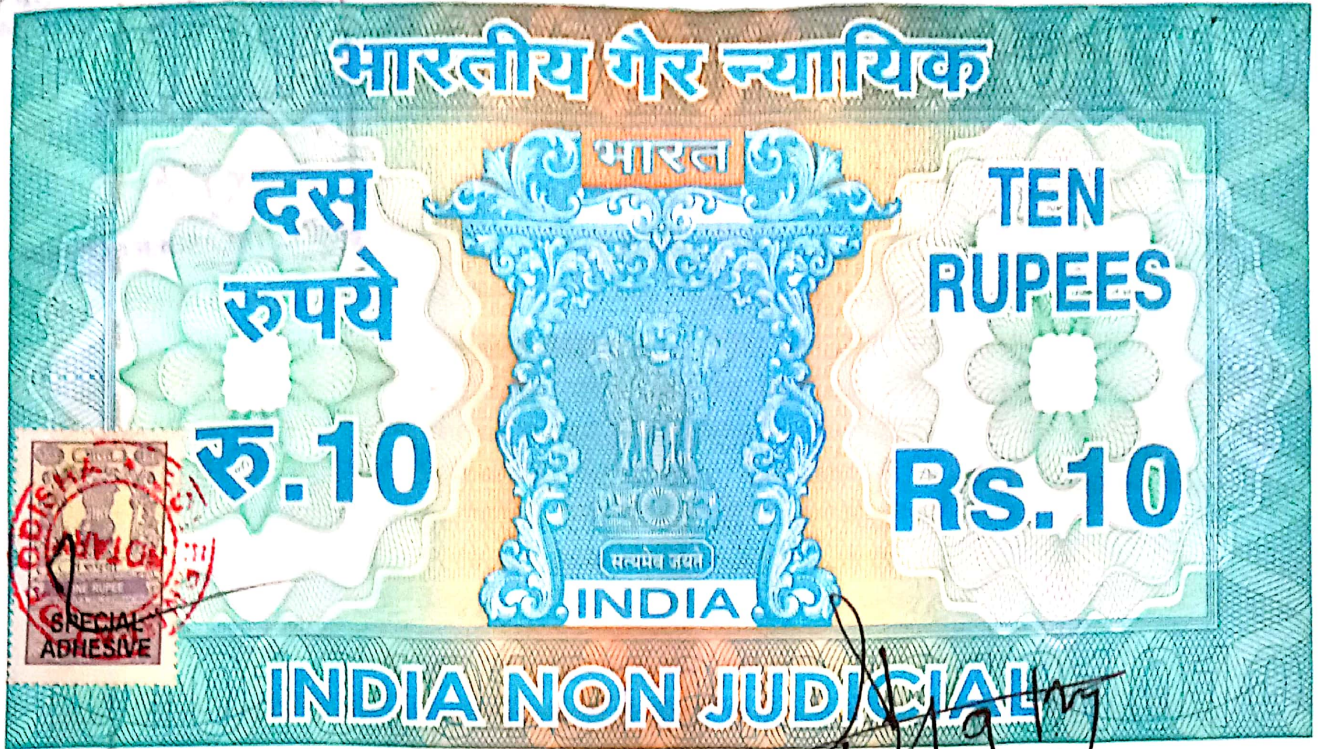




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P K DALABEHERA 69AA 349938
Notary, Bhubaneswar
Regd. No. ON-46/09

SHARE ALLOCATION AGREEMENT

THIS AGREEMENT is made this 30th day of July 2024. (Two Thousand Twenty Four) at Bhubaneswar.

BY AND BETWEEN

BHABANI SANKAR PANDA, aged about 45 years, S/o- Rajkishore Panda, Aadhaar No.- 5692 7439 1079, Residing At: Plot No- 2281, Kanch Road ,Old Town, P.S: Old Town , Bhubaneswar, Dist: Khorda, Pin-751001, Odisha, Mob.- 9962592444 (hereinafter referred to as "THE LAND OWNERS/FIRST PARTIES") Which expression unless excluded by or repugnant to the subject of context shall deem to mean and include their legal heirs, representatives, administrators, executors and assigns of the FIRST PARTY/LAND OWNER.



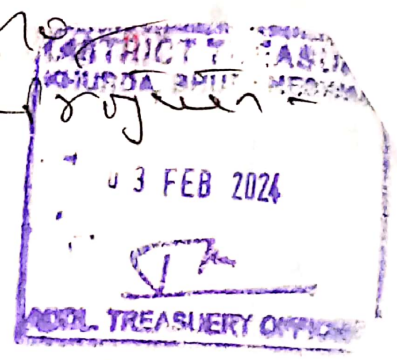
Dharma Infraprojects Pvt. Ltd.
Managing Director
Panda
Bhabani Sankar

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Dharane Int. S. S. S. S.

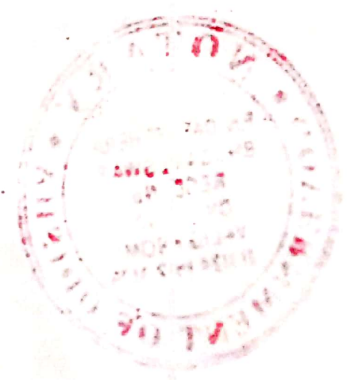
Agar



Tagar Mr. K.

Gajendra Nath Mohanty
Stamp Vendor, BSR

RECEIVED
18.26.24



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

AND

DHARMA INFRAPROJECTS PVT. LTD., having its office At: Office No- 5, 2nd Floor, Block-2, BMC Bhabani Mall, P.O/P.S- Saheed Nagar, Bhubaneswar- 751007, Dist.: Khurda, Odisha. represented through its **Managing Director JAGAT KUMAR KAR**, aged about 46 years, S/o: Achyuta Kumar Kar, by Caste: Brahmin, by Profession: Business, Aadhaar No- 3001 1441 2744, (hereinafter referred to as **"THE DEVELOPER"**) which expression unless by or repugnant to the subject or context shall deem to mean and include his legal heirs, representatives, administrators, executors and assigns of the **SECOND PARTY/DEVELOPER**.

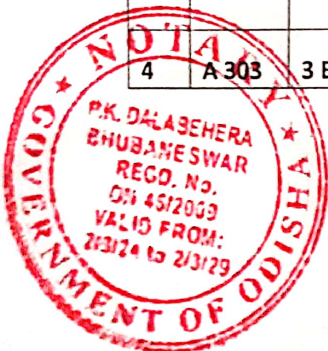
WHERE AS, both the parties has entered into a Regd. Development Agreement vide Document No-11082209911, Dtd.: -15.07.2022 and have also executed the Registered IGPA Document No- 11082209835, Dtd.: 15.07.2022 before office of the District Sub-Registrar Khurda, at Bhubaneswar.

AND WHERE AS, as per the above referred Development Agreement and Power of Attorney, the parties are entitled to get the following flats in the apartment project named and style as **"DHARMA RAJ"** to be constructed over the plot mentioned in the schedule below towards their full and final entitlements as their share of Flats including respective parking Space and common area.

Total: 10(Ten) Nos. of Flats allocated to First Party/Land owner

SL. NO	FLAT NO	TYPE OF FLAT	BLOCK	FLOOR	BUILT-UP AREA(IN SQMtr)	CARPET AREA (IN SQMtr)	CARPET AREA WITH BALCONY (IN SQMtr)	PARKING NO & Area in SQ. Mtr
1	A 101	3 BHK	BLOCK-A	1 ST	120.64	102.07	111.18	A 101 & 10.8 Sq Mtr
2	A 201	3 BHK	BLOCK-A	2 nd	120.64	102.07	111.18	A 201 & 10.8 Sq Mtr
3.	A 502	3 BHK	BLOCK-A	5 th	105.63	85.58	95.34	A 502 & 10.8 Sq Mtr
4	A 303	3 BHK	BLOCK-A	3 rd	94.74	76.24	85.54	A 303 & 10.8

Page 2 of 4



Dharma Infraprojects Pvt. Ltd.
Jagat Kumar Kar
Managing Director

Bhabani Sankar Panda



								Sq Mtr
5	A 404	2 BHK	BLOCK-A	4 th	89.45	70.72	81.03	A 404 & 10.8 Sq Mtr
6	B 101	2 BHK	BLOCK-B	1 st	90.50	73.32	81.97	B 101 & 10.8 Sq Mtr
7	B 403	2 BHK	BLOCK-B	4 th	90.12	73.69	82.06	B 403 & 10.8 Sq Mtr
8	C 302	2 BHK	BLOCK-C	3 rd	75.5	62.77	66.85	C 302 & 10.8 Sq Mtr
9	C 203	2 BHK	BLOCK-C	2 nd	75.47	62.74	66.83	C 203 & 10.8 Sq Mtr
10	C 503	2 BHK	BLOCK-C	5 th	75.47	62.74	66.83	C 503 & 10.8 Sq Mtr

Land owner shall pay as per prevailing market rate for an extra area of 3.47 sq. Mtr. to the Developer before possession of the above flats.

AND WHERE AS after the execution of this share allocation agreement the 1st party shall not have any claim in any manner and nature from 2nd party over the apartment project mention above.

AND WHERE AS, any dispute arising out this agreement shall be settled by the competent court at Bhubaneswar having effective jurisdiction.

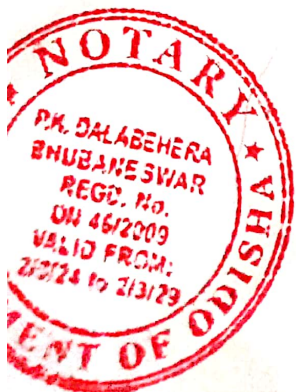
In witness where of both parties sign this agreement on the day, date and year first above written.

SCHEDULE OF PROPERTY

Dist: Khordha, District Sub-Registrar Office: Bhubaneswar, P.S: Bhubaneswar, No.25, Tahasil: Bhubaneswar, No.257, Mouza: Gadakana, Unit No. 39, Khata No. 2848 (Two thousand eight hundred forty eight), Status: Sthitiban, Plot No. 1594 (One Thousand five hundred ninety four), Kisam: Gharabari (Vacant Land), Area Ac0.230decs. (Two Hundred Thirty Decimals) .

Dharma Infraprojects Pvt. Ltd.
Managing Director

Bhubani Sankar Panda



Witness

1.

Sankar Das

Purany Das

2.

Ram Chandra Das

Bhabani Sankar Panda

FIRST PARTY/LAND OWNER

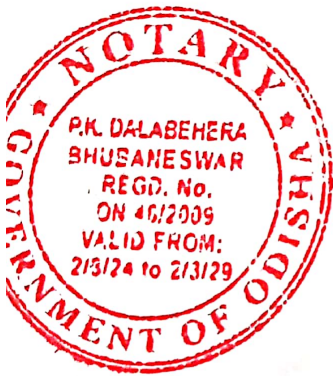
Dharma Infraprojects Pvt. Ltd

Managing Director

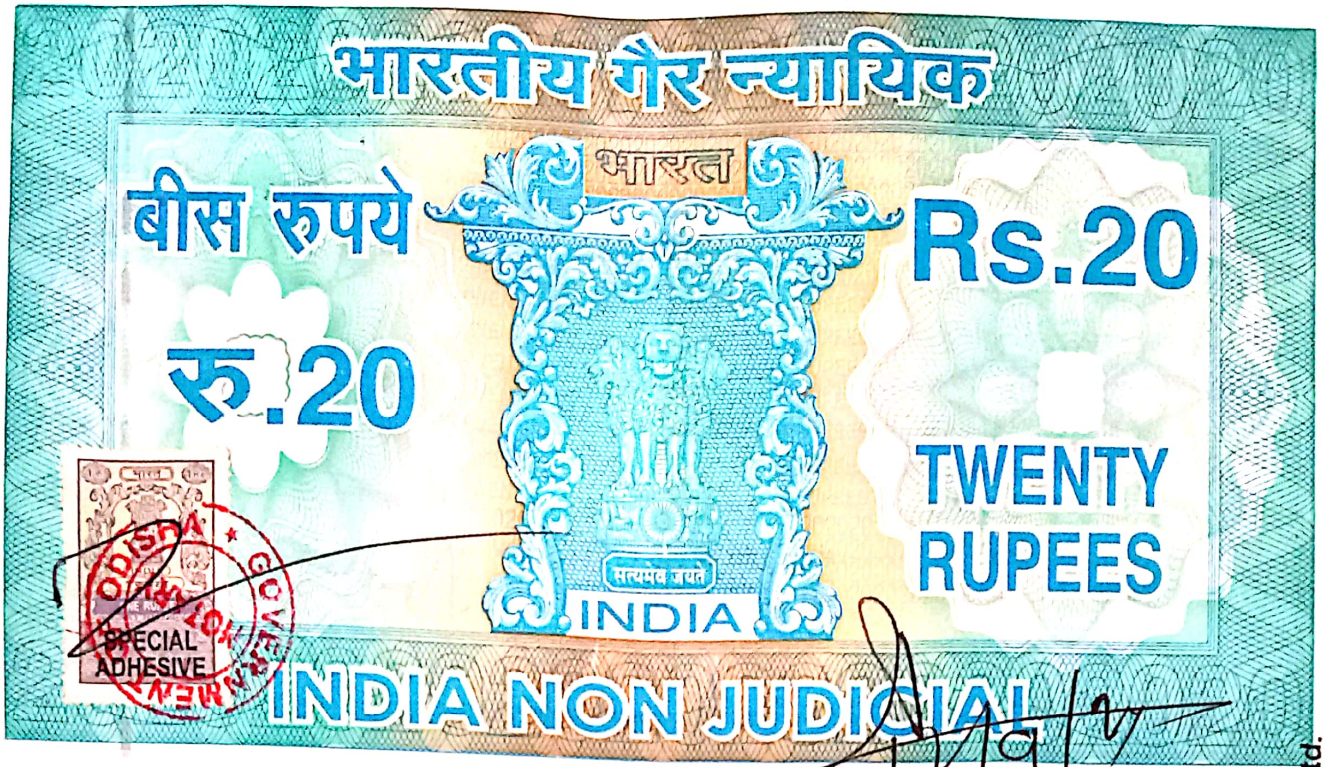
SECOND PARTY/DEVELOPER

F K Dalabehera

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



12 SEP 2024



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P K DALABEHERA 14AA 847148
Notary, Bhubaneswar
Regd. No. ON-46/09

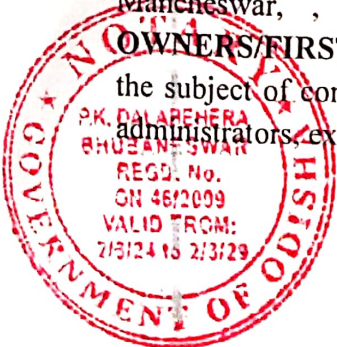
Dharma Infraprojects Pvt. Ltd.
Dy. Secy. Cum. Ver.
Manoj - a.

SHARE ALLOCATION AGREEMENT

THIS AGREEMENT is made this 30th day of July 2024. (Two Thousand Twenty Four) at Bhubaneswar.

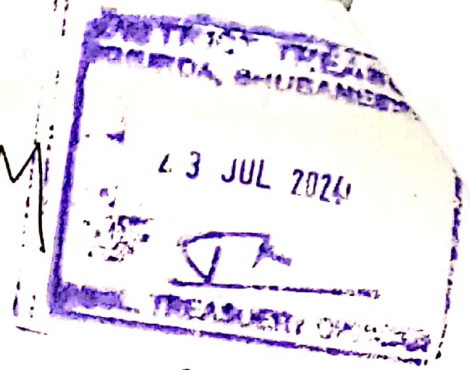
BY AND BETWEEN

DIBAKAR BEHERA, aged about 66 years, S/o-BHOLI BEHERA, Aadhaar No.-5438 8862 0084 Residing At: Rangamatia uppar sahi., Near Shiva mandir, Mancheswar, Bhubaneswar, Mancheswar Railway Colony, Khordha, Odisha Pin- 751017 P.S: Mancheswar, Mob.- 8847848276 (hereinafter referred to as "THE LAND OWNERS/FIRST PARTIES") Which expression unless excluded by or repugnant to the subject of context shall deem to mean and include their legal heirs, representatives, administrators, executors and assigns of the FIRST PARTY.



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DHUBANESHWAR
DISTRICT TREASURY OFFICE
23 JUL 2024

AKSHAYA KUMAR LENKA
STAMP VENDOR
DHUBANESHWAR COURT
LICENSE NO-33/92
10-12



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

AND

DHARMA INFRAPROJECTS PVT. LTD., having its office At: Office No- 5, 2nd Floor, Block-2, BMC Bhabani Mall, P.O/P.S- Saheed Nagar, Bhubaneswar-751007, Dist.: Khurda, Odisha. represented through its **Managing Director JAGAT KUMAR KAR**, aged about 46 years, S/o: Achyuta Kumar Kar, by Caste: Brahmin, by Profession: Business, Aadhaar No- 3001 1441 2744, (hereinafter referred to as **"THE DEVELOPER"**) which expression unless by or repugnant to the subject or context shall deem to mean and include his legal heirs, representatives, administrators, executors and assigns of the **SECOND PARTY/DEVELOPER**.

WHERE AS, both the parties has entered into a Regd. Development Agreement vide Document No-11082210224, Dtd:- 22.07.2022 and have also executed the Registered IGPA Document No- 11082210222, Dtd.: 22.07.2022 before office of the District Sub-Registrar Khurda, at Bhubaneswar.

AND WHERE AS, as per the above referred Development Agreement and Power of Attorney, the parties are entitled to get the following flats in the apartment project named and style as **"DHARMA RAJ"** to be constructed over the plot mentioned in the schedule below towards their full and final entitlements as their share of Flats including respective parking Space and common area.

Total: 10(Ten) Nos. of Flats allocated to First Party/Land owner

SL. NO	FLAT NO	TYPE OF FLAT	BLOCK	FLOOR	BUILT-UP AREA(IN SQMtr)	CARPET AREA (IN SQMtr)	CARPET AREA WITH BALCONY (IN SQMtr)	PARKING NO & Area in SQ. Mtr
1	A 403	3 BHK	BLOCK-A	4 th	94.74	76.24	85.54	A 403 & 10.8 Sq Mtr
2	A 503	3 BHK	BLOCK-A	5 th	94.74	76.24	85.54	A 503 & 10.8 Sq Mtr
3	B 105	3 BHK	BLOCK-B	1 st	124.81	103.25	116.17	B 105 & 10.8 Sq Mtr
4	B 102	2 BHK	BLOCK-B	1 st	90.50	73.32	77.41	B 102 & 10.8 Sq Mtr



Dharma Infraprojects Pvt. Ltd.
Jagat K. Kar
Managing Director

20/12/2024 02:22:21



5	C 506	2 BHK	BLOCK-C	5 th	76.86	64.27	68.36	C 506 & 10.8 Sq Mtr
6	C 107	2 BHK	BLOCK-C	1 st	76.85	64.29	68.38	C 107 & 10.8 Sq Mtr
7	C 202	2 BHK	BLOCK-C	2 nd	75.5	62.77	66.85	C 202 & 10.8 Sq Mtr
8	C 403	2 BHK	BLOCK-C	4 th	75.47	62.74	66.83	C 403 & 10.8 Sq Mtr
9	C 108	2 BHK	BLOCK-C	1 st	82.89	71.32	75.50	C 108 & 10.8 Sq Mtr
10	C 508	2 BHK	BLOCK-C	5 th	82.89	71.32	75.50	C 508 & 10.8 Sq Mtr

Dharma Infraprojects Pvt. Ltd.

[Signature]
Managing Director

AND WHERE AS after the execution of this share allocation agreement the 1st party shall not have any claim in any manner and nature from 2nd party over the apartment project mention above.

AND WHERE AS, any dispute arising out this agreement shall be settled by the competent court at Bhubaneswar having effective jurisdiction.

SCHEDULE OF PROPERTY

Dist: Khordha, District Sub-Registrar Office: Bhubaneswar, P.S: Bhubaneswar, No.25, Tahasil: Bhubaneswar, No.257, Mouza: Gadakana, Unit No. 39, Khata No. 1374 (One thousand three hundred Seventy four), Status: Sthitiban, Plot No. 1591, Area Ac0.110decs & Plot No. 1593 , Area Ac0.200decs , Kisam: Gharabari (Vacant Land). Total Area Ac0.310decs . As per One Thousand Decs Equal to 1 Acr standard.

IN WITNESSES WHEREOF, we the above named executants, after reading and understanding all the clauses of this AGREEMENT, signed and executed this on this the 30th day of July 2024.



Witness

1. Alok Chandra Behera
S/o - Dinkar Behera
At - Konyakha, Marchand
BBSK-17

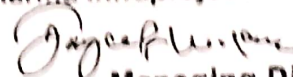
2. Sankar Das

Para n Das

Ram pr n

21/02/2021

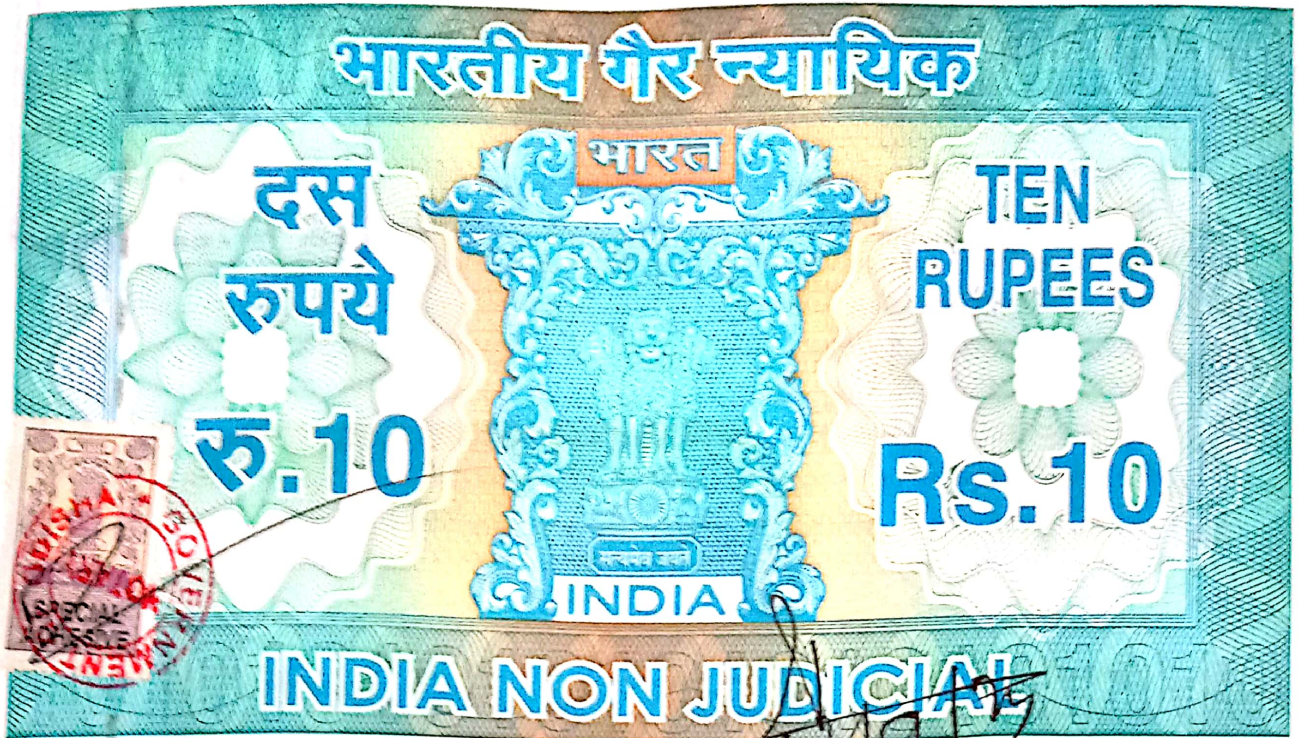
FIRST PARTY/LAND OWNER
Dharma Infraprojects Pvt. Ltd.


Managing Director

SECOND PARTY/DEVELOPER


12/9/21
P K DALABEHERA
Notary, Bhubaneswar
Regd. No. ON-46/99

12 SEP 2024



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

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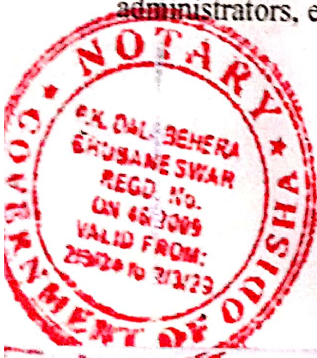
SHARE ALLOCATION AGREEMENT

Manasi Patra

THIS AGREEMENT is made this 29th day of July 2024. (Two Thousand Twenty Four) at Bhubaneswar.

BY AND BETWEEN

Mrs. Manasi Patra, aged about 42 years, W/o-Late. Pradipta Kumar Patra, Aadhaar No.- 7884 7075 8164, Residing At: Rangamatia, upper sahi., Near Mancheswar Railway Station, Po-Mancheswar Railway Colony, Bhubaneswar, Dist- Khordha, Odisha Pin- 751017 P.S: Mancheswar, Mob.- 8908301399, (hereinafter referred to as "THE LAND OWNERS/FIRST PARTIES") Which expression unless excluded by or repugnant to the subject of context shall deem to mean and include their legal heirs, representatives, administrators, executors and assigns of the FIRST PARTY.



Dharma Infraprojects Pvt. Ltd.

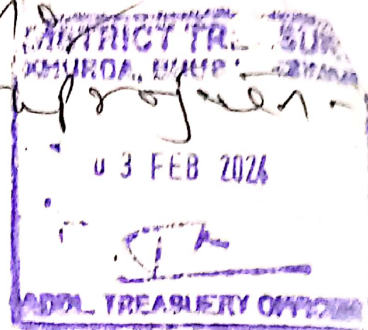
Dipak Kumar
Managing Director



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Gajendra Nath Mohanty
Stamp No. 101, 105R

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K. D. DALABEMBA
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AND

P K DALABEHERA
Notary, Bhubaneswar
Office No- 3, 2nd
Floor, Block-2, BMC Bhabani Mall, P.O/P.S- Saheed Nagar, Bhubaneswar-751007, Dist.: Khurda, Odisha.

DHARMA INFRAPROJECTS PVT. LTD., having its office at: Office No- 3, 2nd Floor, Block-2, BMC Bhabani Mall, P.O/P.S- Saheed Nagar, Bhubaneswar-751007, Dist.: Khurda, Odisha. represented through its **Managing Director JAGAT KUMAR KAR**, aged about 46 years, S/o: Achyuta Kumar Kar, by Caste: Brahmin, by Profession: Business, Aadhaar No- 3001 1441 2744, (hereinafter referred to as **"THE DEVELOPER"**) which expression unless by or repugnant to the subject or context shall deem to mean and include his legal heirs, representatives, administrators, executors and assigns of the **SECOND PARTY/DEVELOPER**.

WHERE AS, both the parties has entered into a Regd. Development Agreement vide Document No-11082209836, Dtd.: 15.07.2022 and have also executed the Registered IGPA Document No- 11082209837, Dtd.: 15.07.2022 before office of the District Sub-Registrar Khurda, at Bhubaneswar.

AND WHERE AS, as per the above referred Development Agreement and Power of Attorney, the parties are entitled to get the following flats in the apartment project named and style as **"DHARMA RAJ"** to be constructed over the plot mentioned in the schedule below towards their full and final entitlements as their share of Flats including respective parking Space and common area.

Total: 02(Two) Nos. of Flats allocated to First Party/Land owner

SL. NO	FLAT NO	TYPE OF FLAT	BLOCK	FLOOR	BUILT-UP AREA(IN SQMtr)	CARPET AREA (IN SQMtr)	CARPET AREA WITH BALCONY (IN SQMtr)	PARKING NO & Area in SQ. Mtr
1	C 102	2 BHK	BLOCK -C	1 ST	75.5	62.76	66.85	C 102 & 10.8 Sq Mtr
2	C 507	2 BHK	BLOCK -C	5 TH	76.85	64.29	68.38	C 507 & 10.8 Sq Mtr



Manasi Patra.

Dharma Infraprojects Pvt. Ltd.
Jagat Kumar Kar
Managing Director



Promoter shall pay as per prevailing market rate for an extra area of 17.02 sq. Mtr. to the Land Owner at the time of Possession with the above flats.

AND WHERE AS after the execution of this share allocation agreement the 1st party shall not have any claim in any manner and nature from 2nd party over the apartment project mention above.

AND WHERE AS, any dispute arising out this agreement shall be settled by the competent court at Bhubaneswar having effective jurisdiction.

SCHEDULE OF PROPERTY

Dist: Khordha, District Sub-Registrar Office: Bhubaneswar, P.S: New Capital, P.S No.25, Tahasil: Bhubaneswar, No.257, Mouza: Gadakana, Unit No. 39, Khata No. 4711/223 (Four Thousand Seven hundred eleven By Two hundred Twenty Three), Status: Sthitiban, Plot No. 1600/10610, Area Ac0.060decs, Kisam: Gharabari (Vacant Land). As per (1000 Decs = 1 Acr Standard).

IN WITNESSES WHEREOF, we the above named executants, after reading and understanding all the clauses of this AGREEMENT, signed and executed this on this the 29th Day of July 2024.

Witness

1. Kahan Chandra Bishara
870. Panchanan Bishara
At/Pa Nuagom, Samantapur
BBSM-2

2. Sanu DAS

2 Pae on DAS

Race NO 2

Manabi Btra.

FIRST PARTY/LAND OWNER
Dharma Infraprojects Pvt. Ltd.

Tapas Kumar
Managing Director

SECOND PARTY/DEVELOPER

PK DALABEHERA
Notary, Bhubaneswar
Regd. No. ON-46/09



12 SEP 2024



ଓଡ଼ିଶା ओडिशा ODISHA

P K DALABEHERA 14AA 847152
Notary, Bhubaneswar
Regd. No. ON-46/03

SHARE ALLOCATION AGREEMENT

THIS AGREEMENT is made this 06th day of Aug 2024. (Two Thousand Twenty Four) at Bhubaneswar.

BY AND BETWEEN

1. Smita Sahoo @ Behera, aged about 43 years, W/o- Santosh Kumar Sahoo, D/o- Late Digambar Behera, Aadhaar No.- XXXX XXXX 1290, Residing At: Bhatapatana, PS- Bahanta, Bhingarpur, Dist- Khordha, Odisha Pin- 752115, 2. Deepak Kumar Behera, aged about 43 years, S/o- Late Digambar Behera, Aadhaar No.- XXXX XXXX 7268, Residing At- Rangamatia, upper sahi, Near Mancheswar Railway Station, Po- Mancheswar Railway Colony, Bhubaneswar, Dist- Khordha, Odisha Pin- 751017 P.S: Mancheswar, 3. Gitanjali Sahoo @ Behera, aged about 39 years, W/o- Biswanath



- 1 Smita Sahoo
- 2 DEEPAK KU Behera
- 3 Gitanjali Sahoo
- 4 Abhisam Behera
- 5 pitu Mber Behera

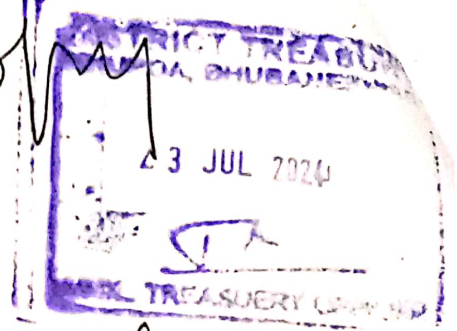
- 6
- 7
- 8 Madan Mohan Behera
- 9 Bym Behera
- 10 Rasmi rekha Behera
- 11 Nibedita Sahoo

Dharma Infraprojects Pvt. Ltd.
Jagjeet Kumar
Managing Director



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20/7/24



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20/7/24

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APR 2024
BHUANESWAR
10-15

AKSHAYA KUMAR LENKA
STAMP VENDOR
BHUBANESWAR COURT
LICENSE NO-33/92
ID-15

APR 2024
BHUANESWAR
10-15

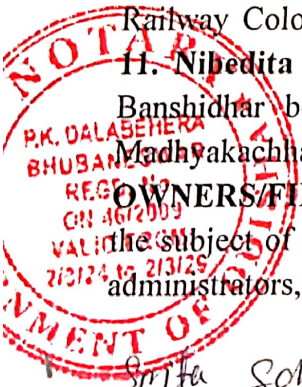


P K DALABEHERA
Notary, Bhubaneswar
Regd. No. ON-46/09

Sahoo, D/o- Late Digambar Behera, Aadhaar No.- XXXX XXXX 0628 , Residing At: kantapada, Kantapara, Cuttack, Odisha-752103, **4. Abhiram Behera** , aged about 34 years, S/o- Late Digambar Behera, Aadhaar No.- XXXX XXXX 0826 , Residing At- Rangamatia, upper sahi., Near Mancheswar Railway Station, Po-Mancheswar Railway Colony, Bhubaneswar, Dist- Khordha, Odisha Pin- 751017 P.S: Mancheswar, **5. Pitambar Behera** , aged about 31 years, S/o- Late Digambar Behera, Aadhaar No.- XXXX XXXX 3031 , Residing At- Rangamatia, upper sahi., Near Mancheswar Railway Station, Po-Mancheswar Railway Colony, Bhubaneswar, Dist- Khordha, Odisha Pin- 751017 P.S: Mancheswar, **6. Kusum Behera**, aged about 66 years, W/o- Late Digambar Behera, Aadhaar No.- XXXX XXXX 9908 , Residing At- Rangamatia, upper sahi., Near Mancheswar Railway Station, Po-Mancheswar Railway Colony, Bhubaneswar, Dist- Khordha, Odisha Pin- 751017 P.S: Mancheswar, **7. Sanju Behera** , Aged about 52 years W/o Late Banshidhar behera Aadhaar No.- XXXX XXXX 3142 , Residing At: Rangamatia, upper sahi., Near Mancheswar Railway Station, Po-Mancheswar Railway Colony, Bhubaneswar, Dist- Khordha, Odisha Pin- 751017 P.S: Mancheswar, **8. Madan Mohan Behera** , Aged about 32 years S/o Late Banshidhar behera Aadhaar No.- XXXX XXXX 5817 , Residing At: Rangamatia, upper sahi., Near Mancheswar Railway Station, Po-Mancheswar Railway Colony, Bhubaneswar, Dist- Khordha, Odisha Pin- 751017 P.S: Mancheswar **9. Bipin Behera** , Aged about 31 years S/o Late Banshidhar behera Aadhaar No.- XXXX XXXX 3376 , Residing At: Rangamatia, upper sahi., Near Mancheswar Railway Station, Po-Mancheswar Railway Colony, Bhubaneswar, Dist- Khordha, Odisha Pin- 751017 P.S: Mancheswar, **10. Rasmirekha Behera** , Aged about 29 years , D/o Late Banshidhar behera , Aadhaar No.- XXXX XXXX 2062 , Residing At: Rangamatia, upper sahi., Near Mancheswar Railway Station, Po-Mancheswar Railway Colony, Bhubaneswar, Dist- Khordha, Odisha Pin- 751017 P.S: Mancheswar, **11. Nibedita Sahoo @ Behera**, Aged about 42 years W/o- Lingaraj Sahoo D/o Late Banshidhar behera Aadhaar No.- XXXX XXXX 3539, Residing At: Purbakachha, Madhyakachha, Cuttack-754200, (hereinafter referred to as **"THE LAND OWNERS/FIRST PARTIES"**) Which expression unless excluded by or repugnant to the subject of context shall deem to mean and include their legal heirs, representatives, administrators, executors and assigns of the **FIRST PARTY**.

Dharma Infraprojects Pvt. Ltd.

Deepak Kumar
Managing Director



Smta Sahoo

7

8 Madan Mohan Behera

9 Bipin Behera

10 Rasmirekha Behera

11 Nibedita Sahoo

2 DEEPAK Kumar Behera

3 Rita Rajz Sahoo

4 Abhiram Behera

5 Pitambar Behera



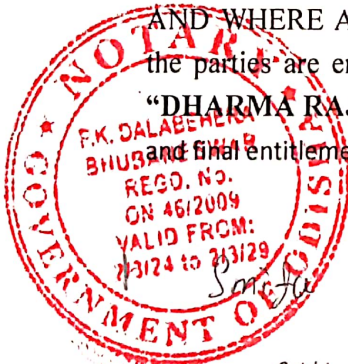
P K DALABEHERA
Notary, Bhubaneswar
Regd. No. ON-46/09

AND

DHARMA INFRAPROJECTS PVT. LTD., having its office At: Office No- 5, 2nd Floor, Block-2, BMC Bhabani Mall, P.O/P.S- Saheed Nagar, Bhubaneswar- 751007, Dist.: Khurda, Odisha. represented through its **Managing Director JAGAT KUMAR KAR**, aged about 46 years, S/o: Achyuta Kumar Kar, by Caste: Brahmin, by Profession: Business, Aadhaar No- 3001 1441 2744, (hereinafter referred to as **"THE DEVELOPER"**) which expression unless by or repugnant to the subject or context shall deem to mean and include his legal heirs, representatives, administrators, executors and assigns of the **SECOND PARTY/DEVELOPER**.

WHERE AS, both the parties has entered into a Regd. Development Agreement vide Document No-11082209875, Dtd.: 15.07.2022 and have also executed the Registered IGPA Document No- 11082209839, Dtd.: 15.07.2022 before office of the District Sub-Registrar Khurda, at Bhubaneswar.

Dharma Infraprojects Pvt. Ltd.
Jagat K. Kar
Managing Director



AND WHERE AS, as per the above referred Development Agreement and Power of Attorney, the parties are entitled to get the following flats in the apartment project named and style as **"DHARMA RAJ"** to be constructed over the plot mentioned in the schedule below towards their full and final entitlements as their share of Flats including respective parking Space and common area.

- 1 *Sangita Sahoo*
- 2 *Deepak Ku Behera.*
- 3 *Gita Rajal Sahoo*
- 4 *Abhisam Behera*
- 5 *Pitambez Behera.*

- 7 *[Redacted]*
- 8 *Madan Mohan Behera*
- 9 *Bepin Behera*
- 10 *Rashmi rekha Behera.*
- 11 *Nibedita Sahoo*



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

Total: 04(Four) Nos. of Flats allocated to First Party/Land owner

SL. NO	FLAT NO	TYPE OF FLAT	BLOCK	FLOOR	BUILT-UP AREA(IN SQMtr)	CARPET AREA (IN SQMtr)	CARPET AREA WITH BALCONY (IN SQMtr)	PARKING NO & Area in SQ. Mtr
1	B 202	2 BHK	BLOCK-B	2 nd	90.50	73.32	77.41	B 202 & 10.8 Sq Mtr
2	B 302	2 BHK	BLOCK-B	3 rd	90.50	73.32	77.41	B 302 & 10.8 Sq Mtr
3.	B 402	2 BHK	BLOCK-B	4 th	90.50	73.32	77.41	B 402 & 10.8 Sq Mtr
4	B 502	2 BHK	BLOCK-B	5 th	90.50	73.32	77.41	B 502 & 10.8 Sq Mtr

Dharma Infraprojects Pvt. Ltd.

Managing Director

Promoter shall pay as per prevailing market rate for an extra area of 20.74 sq. Mtr. to the Land Owner at the time of Possession with the above flats.

AND WHERE AS after the execution of this share allocation agreement the 1st party shall not have any claim in any manner and nature from 2nd party over the apartment project mention above.

AND WHERE AS, any dispute arising out this agreement shall be settled by the competent court at Bhubaneswar having effective jurisdiction.

SCHEDULE OF PROPERTY

Dist. Khordha, District Sub-Registrar Office: Bhubaneswar, P.S: New Capital, P.S No.25, Tahasil: Bhubaneswar, No.257, Mouza: Gadakana, Unit No. 39, Khata No. 1327 (One Thousand Three Hundred Twenty Seven), Status: Sthitiban, Plot No. 1592, Area Aco. 120.7 decs, Kisam: Gharabari (Vacant Land). As per (1000 Decs = 1 Acr Standard).

IN WITNESSES WHEREOF, we the above named executants, after reading and understanding all the clauses of this AGREEMENT, signed and executed this on this the 06th day of August 2024.

- 1 Smifu Sahoo
- 2 DEEPAK KU Behera.
- 3 Gita njali Sahoo
- 4 Abhisam Behera

- 5 Pritam Behera
- 6 [Signature]
- 7 [Signature]
- 8 Madan Mohan Behera
- 9 Bipin Behera

10 Radmit rekha Behera

11 Nibe dita Sahoo



Witness

1. Sanku Das
Dhanu Das

2. Ramesh Das

1) Smriti Sahoo

2) DEEPAK K. BEHERA.

3) Gita Raju Sahoo

4) Abhisam Behera

5) PITW MBER BEHERA

6)

7)

8) Mahan Mohan Behera

9) Gopin Behera

10) Rashmi reekha Behera

11) Nibedita Sahoo



FIRST PARTY/LAND OWNER

Dharma Infraprojects Pvt. Ltd.

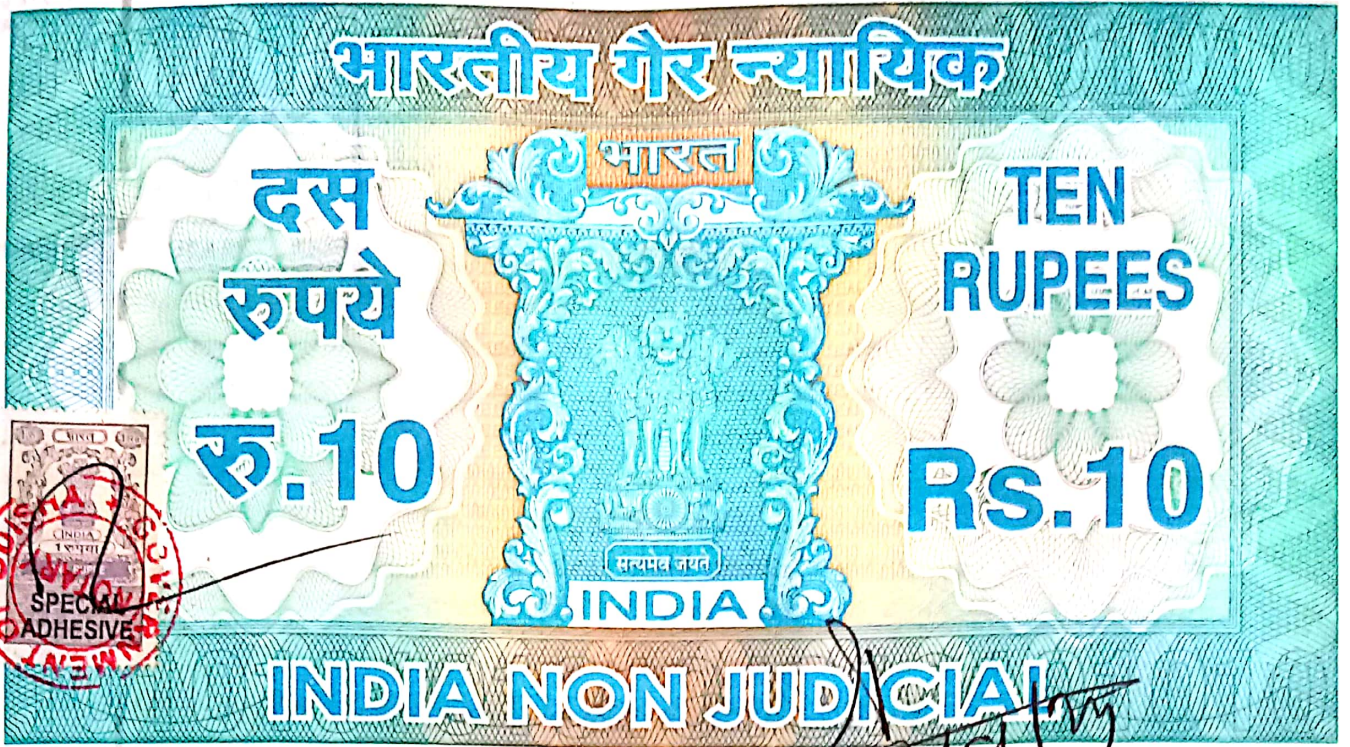
Jayesh M. Das

Managing Director
SECOND PARTY/DEVELOPER

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



12 SEP 2024



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[Signature]
P K DALABEHERA
Notary, Bhubaneswar
Regd. No. ON-46/09
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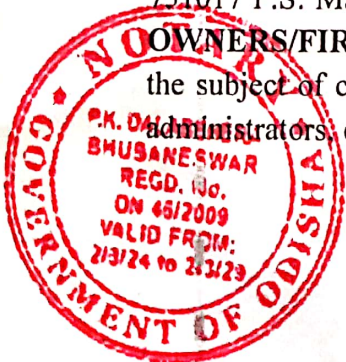
M K Choudhary
29/7/24

SHARE ALLOCATION AGREEMENT

THIS AGREEMENT is made this 29th day of July 2024. (Two Thousand Twenty Four) at Bhubaneswar.

BY AND BETWEEN

TRILOCHAN DASH, aged about 58 years, S/o-Late.Ramkrushna Dash, Aadhaar No.- 7287 1474 5752, Residing At:Rangamatia uppar sahi., Near Mancheswar Railway station,Po-Mancheswar Railway Colony, Bhubaneswar,Dist- Khordha, Odisha Pin- 751017 P.S: Mancheswar, , Mob.- 9437279105,(hereinafter referred to as **"THE LAND OWNERS/FIRST PARTIES"**) Which expression unless excluded by or repugnant to the subject of context shall deem to mean and include their legal heirs, representatives, administrators, executors and assigns of the **FIRST PARTY**.



Dharma Infraprojects Pvt. Ltd.
[Signature]
Managing Director



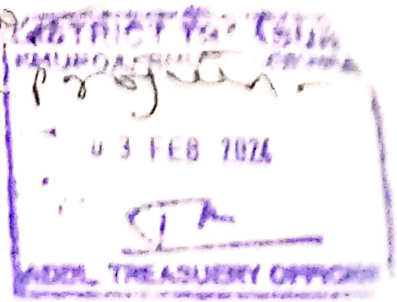
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prateek

Signature



Prateek u. m.

Gajendra Nath Mohanty
Stamp No. 12345678

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

AND

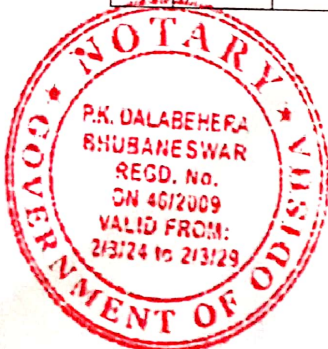
DHARMA INFRAPROJECTS PVT. LTD., having its office At: Office No- 5, 2nd Floor, Block-2, BMC Bhabani Mall, P.O/P.S- Saheed Nagar, Bhubaneswar- 751007, Dist.: Khurda, Odisha. represented through its **Managing Director JAGAT KUMAR KAR**, aged about 46 years, S/o: Achyuta Kumar Kar, by Caste: Brahmin, by Profession: Business, Aadhaar No- 3001 1441 2744, (hereinafter referred to as "**THE DEVELOPER**") which expression unless by or repugnant to the subject or context shall deem to mean and include his legal heirs, representatives, administrators, executors and assigns of the **SECOND PARTY/DEVELOPER**.

WHERE AS, both the parties has entered into a Regd. Development Agreement vide Document No-11082210225, Dtd.- 22.07.2022 and have also executed the Registered IGPA Document No- 11082210219, Dtd.: 22.07.2022 before office of the District Sub-Registrar Khurda, at Bhubaneswar.

AND WHERE AS, as per the above referred Development Agreement and Power of Attorney, the parties are entitled to get the following flats in the apartment project named and style as "**DHARMA RAJ**" to be constructed over the plot mentioned in the schedule below towards their full and final entitlements as their share of Flats including respective parking Space and common area.

Total: 02(Two) Nos. of Flats allocated to First Party/Land owner

SL. NO	FLAT NO	TYPE OF FLAT	BLOCK	FLOOR	BUILT-UP AREA(IN SQMtr)	CARPET AREA (IN SQMtr)	CARPET AREA WITH BALCONY (IN SQMtr)	PARKING NO & Area in SQ. Mtr
1	A 504	2 BHK	BLOCK -A	5 th	89.45	70.72	81.03	B 504 & 10.8 Sq Mtr
2	B 104	3 BHK	BLOCK -B	1 st	122.95	101.11	112.82	B 104 & 10.8 Sq Mtr



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19 7 24
Jagat Kumar
Managing Director

Promoter shall pay as per prevailing market rate for an extra area of 10.19 sq. Mtr. to the Land Owner at the time of Possession of the above flats.

AND WHERE AS after the execution of this share allocation agreement the 1st party shall not have any claim in any manner and nature from 2nd party over the apartment project mention above.

AND WHERE AS, any dispute arising out this agreement shall be settled by the competent court at Bhubaneswar having effective jurisdiction.

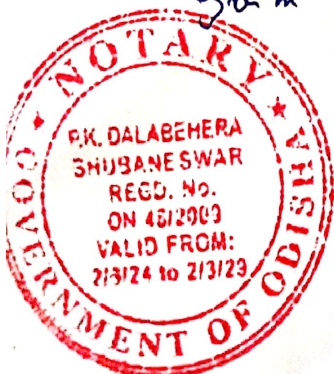
SCHEDULE OF PROPERTY

Dist: Khordha, District Sub-Registrar Office: Bhubaneswar, P.S: Bhubaneswar, No.25, Tahasil: Bhubaneswar, No.257, Mouza: Gadakana, Unit No. 39, Khata No. 4711/804 (Four Thousand Seven hundred eleven By Eight hundred Four), Status: Sthitiban, Plot No. 1591/12075, Area Ac0.080decs, Kisam: Gharabari (Vacant Land). Total Area Ac0.080decs (Eighty Decimals). As per One Thousand Decs Equal to 1 Acr standard.

IN WITNESSES WHEREOF, we the above named executants, after reading and understanding all the clauses of this AGREEMENT, signed and executed this on this the 29th day of July 2024.

Witness

1. Sankar Das
Sankar Das
Rakha Das
2. Gurnar



Trilok Chandra Das
FIRST PARTY/LAND OWNER 29-7-24

Dharma Infraprojects Pvt. Ltd.

Durgabati Das
Managing Director

SECOND PARTY/DEVELOPER

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

