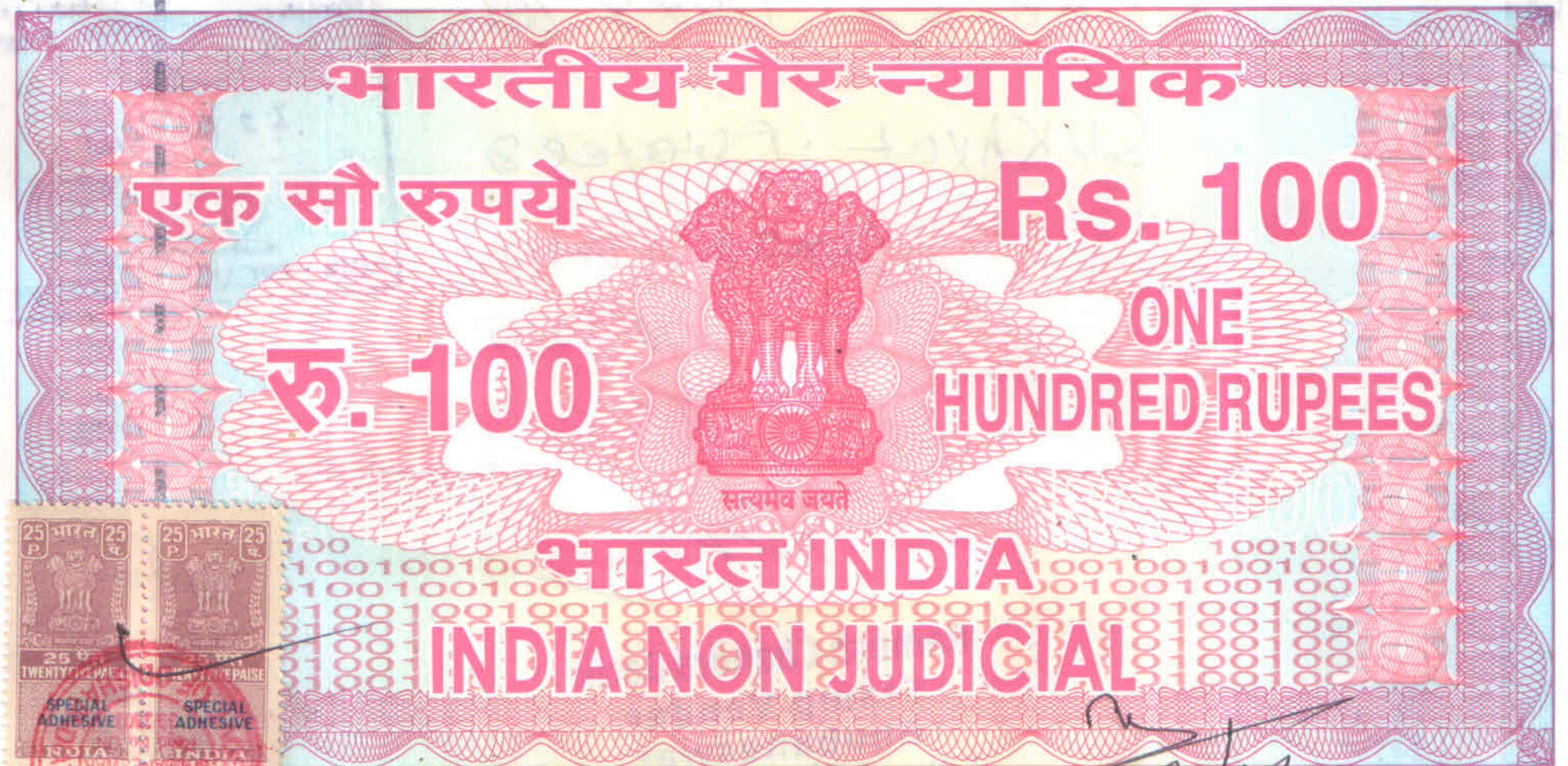


03 JUL 2023

03 JUL 2023



ଓଡ଼ିଶା ଓଡ଼ିଶା ODISHA

NILAMANI BEHERA
NOTARY BHUBANESWAR
GOVT. OF ODISHA (INDIA)
REGD. NO. ON- 39/2007

P 978052



Flat Share Agreement

This Agreement is made on 24th Day of JUNE 2023 with reference to the agreement made on 17th June 2022 vide application no.- 1132207794 and document no.- 11132208889 registered in the office of the sub-registrar Khandagiri, Bhubaneswar between (1) **SRI. PRATAP KESHARI BEURIA**, aged about 73 years, S/O.- Shyam Sundar Beuria, (Husband of Late Indurekha Beuria) by caste – Khandayat, by profession – Retd. Govt. Servant, having Aadhaar No.- 999011982191, PAN- ACLPB1258L, Mob.- 9437230298, At present Plot No.- 21, Gajapati Nagar, Near Sainik School, Bhubaneswar- 751005, (2) **SMT. ABHIPSA BEURIA**, aged about 43 years, W/O- Biswajit Jena, (Daughter of Late Indurekha Beuria) by caste – Khandayat, by profession – Software Professional, having Aadhaar No.- 977280490465, PAN- AHUPB2421R, Mob.- 9437230298, At present- At- Banahara, P.O.- Bodamundai, Dist.- Cuttack-754202.

**SUKHYAT ESTATES &
 CONSTRUCTIONS PVT. LTD.**

MANAGING DIRECTOR

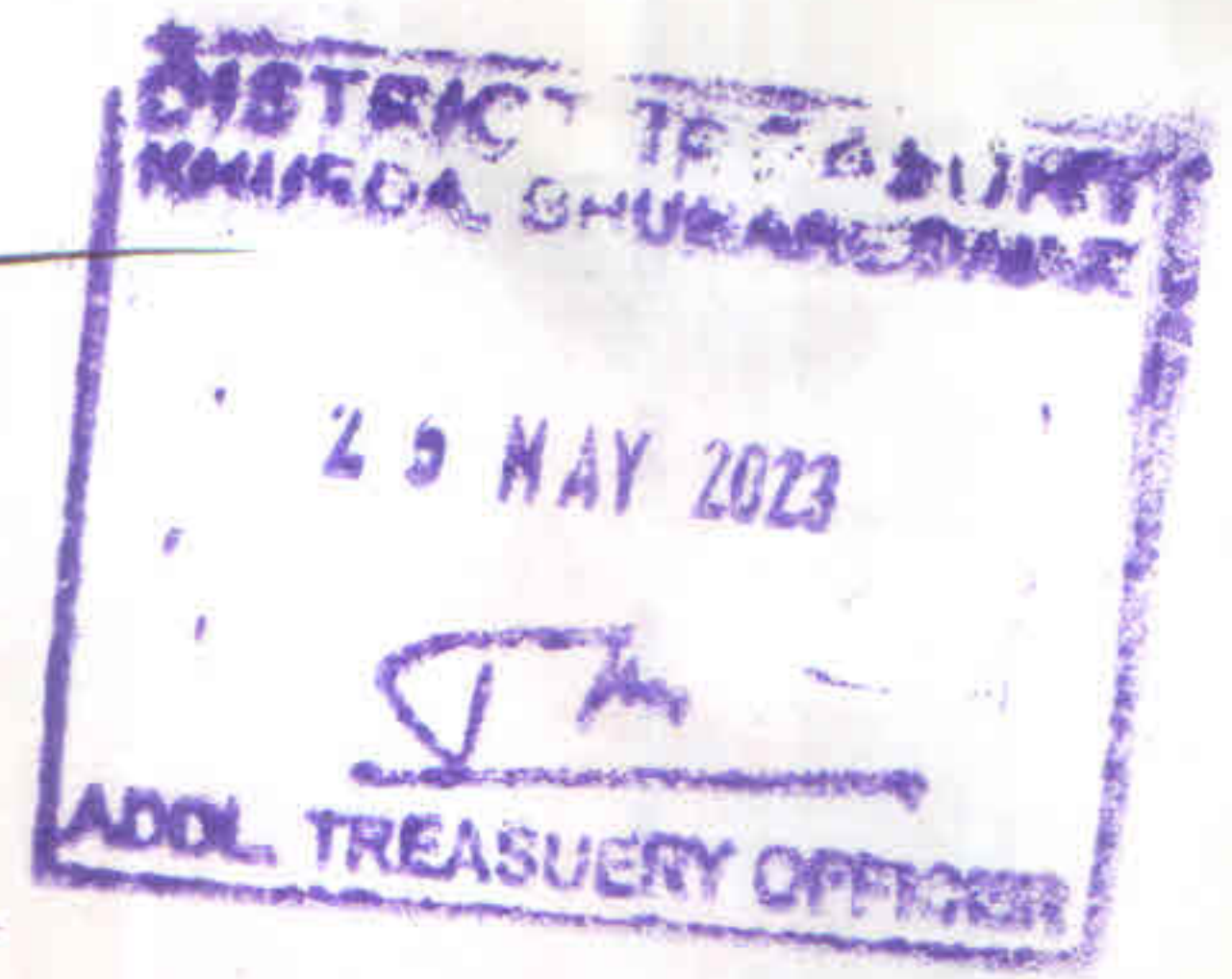
Contd..... Page-2

Pratap Keshari Beuria
Abhipsa Beuria
Anishela Beuria

14601

26.05.2023 10h

SUKHAT ESTATES &
CONSTRUCTIONS
(PVT) LTD
Bhubaneswar



mm

Ramesh Chandra Barik
Stamp Vender
Bhubaneswar
L.No.-7/2002, ID No-41

Attn: Mr. Barik

RECEIVED DIRECTOR

RECEIVED DIRECTOR
ESTATES &
CONSTRUCTIONS

(3) **SRI. AVISHEK BEURIA**, aged about 39 years, S/O- Sri. Pratap Keshari Beuria, (Son of Late Indurekha Beuria) by caste – Khandayat, by profession – Software Professional, having Aadhaar No.- 969056491572, PAN- AIXPA2511M, Mob.- 8095989289, At Present- Flat No.- 18, Block-A, RBD Still Waters APT, Silver County Road, Harlur Road, Bangalore South, Bengaluru, Karnataka-560102, all are permanent resident of At- Apartibindha, P.O.- Bhadrak, P.S.- Bhadrak, District – Bhadrak (Odisha), Hereinafter referred as Owners/First party (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, successors, assigns and representatives in interest) of the "ONE PART".

AND

M/S. SUKHYAT ESTATES & CONSTRUCTIONS PVT. LTD., Ground floor, Plot no.- 55, Surya Nagar, Bhubaneswar-3, represent through its Managing Director **Mr. Suvendu Patnaik**, aged about 60 years, S/o- Late Sudam Charan Patnaik, Plot no.-161/1685, Nayapalli, Bhubaneswar-12, called as **"Second Part" (Developer)**

That, as per the previous agreement the members of the **"One Part" (Land Owners)** will get flat Share of 50% in the Apartment Project and the **"Second Part" (Developer)** member will have 50% of the flat in the said Apartment Project.

It's mutually agreed that, the **"One Part" (Land Owners)** will get **Flat No- 101 & 104 in first floor, Flat No- 202 & 203 in second floor, Flat No- 301 & 304 in Third floor, Flat No- 402 & 403 in Fourth floor and Flat No- 501 & 503 in Fifth floor.**

The **"Second Part" (Developer)** will get **Flat No- 102 & 103 in First floor, Flat No- 201 & 204 in Second Floor, Flat No- 302 & 303 in Third Floor, Flat No- 401 & 404 in Fourth Floor and Flat No- 502 & 504 in Fifth Floor.**

The **"One Part" (Land Owners)** will get total 10 Nos. of Parkings in the basement floor and stilt floor inside the Apartment premises and The **"Second Part" (Developer)** will get 10 Nos. of Parkings in the basement floor and stilt floor inside the Apartment premises. The allotment of Individual parkings to the flats will be made by lottery at the time of giving physical possession of the flats.

It is agreed between the two parties that, the **"Second Part", M/s. SUKHYAT ESTATES & CONSTRUCTIONS Pvt. Ltd. (The Developer)** will sale, permanent lease out, transfer and make conveyance deed in favour of intending purchasers for their share of flats (get **Flat No- 102 & 103 in First floor, Flat No- 201 & 204 in Second Floor, Flat No- 302 & 303 in Third Floor, Flat No- 401 & 404 in Fourth Floor and Flat No- 502 & 504 in Fifth Floor.**) along with parking space specified against the flats and undivided land share.

Contd..... Page-3

SUKHYAT ESTATES & CONSTRUCTIONS PVT. LTD.

MANAGING DIRECTOR

Patnaik

Pratap Keshari Beuria

Abhipsa Beuria

Avishek Beuria

Nandan Jyoti
20/05/2003



SCHEDULE OF THE PROPERTY :

District – Khurda, P.S. – Bhubaneswar, P.S. No.-9, Tahasil – Bhubaneswar, under the Jurisdiction of Sub-Registrar Khandagiri, Bhubaneswar. Mouza – Bhagabanpur, Khata No.- 668/109 (Six Hundred Sixty Eight / One Hundred Nine), Sthitiban, Plot No.-122 (One Hundred Twenty Two), Kisam – Patita, area Ac.0.200 (Two Hundred) decimals full plot.

Bounded By :

North - Road
South - Road
East - Plot No.- 123
West - Road

IN WITNESSES WHEREOF, the parties have hereunto put, set and subscribe their respective hands and seals in the date, month and year first above written.

Witnesses

1. *Navan Jay*
Navayan Tripathy
C-400, Palm heights Apt.
Shyampur, Bhubaneswar.
751003

2. *Parbela Jena*
PARBESWAR JENA
Abrajanga, Bunkel,
Cuttack. 754008

Pratap Keshari Beuria

1. SRI. PRATAP KESHARI BEURIA

Abhipsa Beuria

2. SMT. ABHIPSA BEURIA

Avishek Beuria

3. SRI. AVISHEK BEURIA

(SIGNATURE OF FIRST PARTY)
**SUKHYAT ESTATES &
CONSTRUCTIONS PVT. LTD.**

Latna

MANAGING DIRECTOR
(SIGNATURE OF SECOND PARTY)

IDENTIFIED BY ME
[Signature]
ADVOCATE, BHUBANESWAR
NAME *D. K. Jena*



[Signature]
3/7/23
NILAMANI BEHERA
NOTARY BHUBANESWAR
GOVT. OF ODISHA (INDIA)
REGD. NO. ON- 39/2003