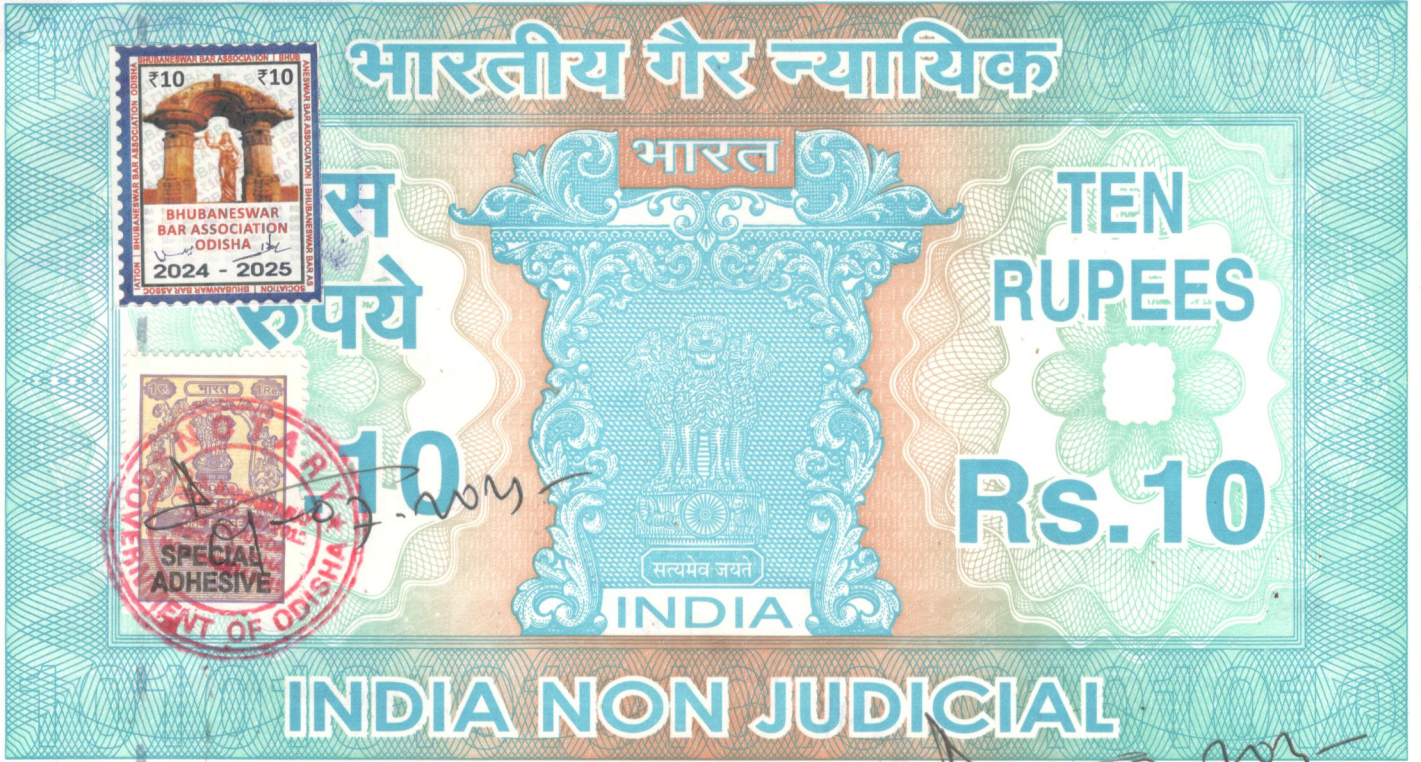


NOTARISED



ଓଡ଼ିଶା ओडिशा ODISHA

DUSASA SAMANTARAY 518541
NOTARY, GOVT. OF ODISHA
BHUBANESWAR, ODISHA
REGD. NO. 88/2012
MOB-9439143015

SUPPLEMENTARY AGREEMENT FOR

ALLOCATION OF SHARE

This Deed of Supplementary Agreement for Allocation of Share is made and executed on this the 26th day of June 2025 at Cuttack.

BY & BETWEEN:

RAGHUPATEE ESTATE & HOLDING PVT.LTD.CIN-U701010R2011PTC013076, PAN- AAFCR1334J represents through its Chairman-cum-Managing Director Prabhat Kumar Nanda, aged about 55 years, Aadhaar No-XXXX XXXX 8157, S/o-Purna Chandra Nanda, having its office at-Samanta Sahi, PS- Puri Ghat, Town/Dist- Cuttack, Pin- 753007, Odisha by caste- Brahmin, by profession: Business, Ph-9937017279 (hereinafter called the "LAND OWNER"), which expression shall unless repugnant to the subject or context shall mean and include his heirs, successors, legal representatives, executors, and assigns of the **FIRST PART**.

Raghu Pate Estate & Holding Pvt.Ltd.
Chairman-cum-Managing Director

Ramakanta Raut
Ataya Kumar Patra

Mahodadhi Homes Pvt. Ltd.

Managing Director



10469
18.3.25

Maheshwari Homes



Rajkishor Prusty

Usha Kumar Barm

Ajay K. Panda
Stamp Vendor
Bhubaneswar Court

Maheshwari Homes Pvt. Ltd.

Managing Director

AND

MAHODADHI HOMES PVT.LTD, a Company registered under the Companies Act 1956 having its CIN NO- U45200OR2019PTC032225, PAN No.AANCM1417B, having Regd. Office At- Plot No. 3/457, IRC Village, Ps-Nayapalli,Bhubaneswar-751015,Dist- Khordha,Odisha, represented through its Managing Director, **ASHOK KUMAR BARAL**, aged about 40 years, S/o Late Chhabi Baral,resident of HIG-179,K-5, Ground floor,Vani Bhawan, Kalinga Vihar,Bhubaneswar,Dist-Khordha,pin-751019 by Caste-Khandayat, having PAN No.ARUPB3161C, DIN No.07399376, Aadhaar No-XXXX XXXX 7910, Mob No. 9777304323, by Occupation-Business (herein after referred to as the **"BUILDER/DEVELOPER"**hereinafter called the "DEVELOPER" which expression shall unless it be repugnant to the context or the meaning thereto, mean and include there and each of their Heirs, Administrators, Executors, Legal Representatives, Assigns and/or Successors-in-interest) Hereinafter called and/or referred to as of the **SECOND PART**.

WHEREAS, by executing Registered Deed of Development Agreement bearing Regd. No. 10392400434 dated 16/01/2024 before the Dist.-Sub-Registrar,Cuttack. The above-mentioned Land owners and the Developer have entered with an agreement for construction of a (Stilt + 5)Apartment Building by the said Developer at his own cost. Sharing of the total constructed Flats between both the parties will be on the basis of 40%:60% each. Accordingly,40% of total constructed building will go to the share of Land Owners. and the balance 60% of total constructed will go to the share of Developer. And to make it clearer and more transparent, both the parties do hereby declare that the said Deed of POA with Possession bearing Regd. No. 10392400433 dated 16/01/24, may be read as part of this supplementary agreement.

AND WHEREAS as per CDA Approved Plan vide approval bearing Building Permit No. **BP/CDA/018878** Cuttack, dated 29/05/2025 CDA,the Developer is going to build total 59 (FIFTY-NINE) Nos. of Flats, towards the consideration amount of their schedule land (where the apartment in the name and style of "MAHODADHI GALAXY" will be constructed) the Land Owners **"RAGHUPATEE ESTATE & HOLDING PVT.LTD"**shall get 23 (Twenty-three) Nos. of Flat including car parking spaces/Garages in the parking area towards their share portion.Similarly, the Developer **"MAHODADHI**



Mahodadhi Homes Pvt. Ltd.

Ashok Kumar Baral
Managing Director

Raghu Patee Estate & Holding Pvt.Ltd.

Chairman-cum-Managing Director

Ramachandra Rout
Apoya Ramana Rout

HOMES PVT LTD"shall get 36 (Thirty-Six) Nos. of Flat including car parking spaces/Garages in the parking area towards their share portion.

AND WHEREAS as per mutual understanding between the built-up area of Flats and Car parking have been fallen in the share of the parties in following manner:

Detail description of Flats and Car Parking Spaces/Garage has fallen into the share of

First Part (Land Owner i.e. RAGHUPATEE ESTATE & HOLDING PVT.LTD.)

SL.	FLAT NO.	TYPE OF FLAT	FLOOR NO	CARPET AREA	BALCONY AND UTILITY AREA	PARKING AREA	PARKING NO	LANDOWNER SHARE
1	111	2 BHK	FIRST	64.99 SQMT.	4.4 SQMT.	13.75 SQMT.	11	RAGHUPATEE ESTATE & HOLDING PVT. LTD.
2	103	2 BHK	FIRST	67.89 SQMT.	7.81 SQMT.	13.75 SQMT.	3	RAGHUPATEE ESTATE & HOLDING PVT. LTD.
3	107	2 BHK	FIRST	68.36 SQMT.	3.69 SQMT.	13.75 SQMT.	7	RAGHUPATEE ESTATE & HOLDING PVT. LTD.
4	110	2 BHK	FIRST	56.39 SQMT.	4.1 SQMT.	13.75 SQMT.	10	RAGHUPATEE ESTATE & HOLDING PVT. LTD.
5	105	3 BHK	FIRST	89.5 SQMT.	9.13 SQMT.	13.75 SQMT.	5	RAGHUPATEE ESTATE & HOLDING PVT. LTD.
6	112	3 BHK	FIRST	91.4 SQMT.	8.83 SQMT.	13.75 SQMT.	12	RAGHUPATEE ESTATE & HOLDING PVT. LTD.
7	204	2 BHK	SECOND	65.24 SQMT.	7.83 SQMT.	13.75 SQMT.	16	RAGHUPATEE ESTATE & HOLDING PVT. LTD.
8	209	2 BHK	SECOND	66.25 SQMT.	3.7 SQMT.	13.75 SQMT.	21	RAGHUPATEE ESTATE & HOLDING PVT. LTD.



Shodahi Homes Pvt. Ltd.

Ashw. Kumar Barm

Managing Director

Raghupatee Estate & Holding Pvt. Ltd.

Kamal Kana

Chairman cum Managing Director

Ramkrishna Rout
Apna Kri pradi

9	206	2 BHK	SECOND	75.14 SQMT.	5.47 SQMT.	13.75 SQMT.	18	RAGHUPATEE ESTATE & HOLDING PVT. LTD.
10	202	3 BHK	SECOND	95.64 SQMT.	4.77 SQMT.	13.75 SQMT.	14	RAGHUPATEE ESTATE & HOLDING PVT. LTD.
11	303	2 BHK	THIRD	67.89 SQMT.	7.81 SQMT.	13.75 SQMT.	27	RAGHUPATEE ESTATE & HOLDING PVT. LTD.
12	308	2 BHK	THIRD	67.58 SQMT.	3.7 SQMT.	13.75 SQMT.	32	RAGHUPATEE ESTATE & HOLDING PVT. LTD.
13	301	3 BHK	THIRD	95.62 SQMT.	4.77 SQMT.	13.75 SQMT.	25	RAGHUPATEE ESTATE & HOLDING PVT. LTD.
14	311	2 BHK	THIRD	64.99 SQMT.	4.4 SQMT.	13.75 SQMT.	35	RAGHUPATEE ESTATE & HOLDING PVT. LTD.
15	312	3 BHK	THIRD	91.4 SQMT.	8.83 SQMT.	13.75 SQMT.	36	RAGHUPATEE ESTATE & HOLDING PVT. LTD.
16	404	2 BHK	FOURTH	65.24 SQMT.	7.83 SQMT.	13.75 SQMT.	40	RAGHUPATEE ESTATE & HOLDING PVT. LTD.
17	410	2 BHK	FOURTH	56.39 SQMT.	4.1 SQMT.	13.75 SQMT.	46	RAGHUPATEE ESTATE & HOLDING PVT. LTD.
18	402	3 BHK	FOURTH	95.64 SQMT.	4.77 SQMT.	13.75 SQMT.	38	RAGHUPATEE ESTATE & HOLDING PVT. LTD.
19	505	3 BHK	FIFTH	89.5 SQMT.	9.13 SQMT.	13.75 SQMT.	53	RAGHUPATEE ESTATE & HOLDING PVT. LTD.
20	512	3 BHK	FIFTH	91.4 SQMT.	8.83 SQMT.	13.75 SQMT.	59	RAGHUPATEE ESTATE & HOLDING PVT. LTD.
21	508	2 BHK	FIFTH	67.58 SQMT.	3.7 SQMT.	13.75 SQMT.	56	RAGHUPATEE ESTATE & HOLDING PVT. LTD.



Mahodadhi Homes Pvt. Ltd.

Hshk Kmr Baser

Managing Director

Raghupatee Estate & Holding Pvt. Ltd.

Ramkrishna Raut
Chairman-cum-Managing Director

Ramkrishna Raut
Moya Ramkrishna Raut

22	509	2 BHK	FIFTH	66.25 SQMT.	3.7 SQMT.	13.75 SQMT.	57	RAGHUPATEE ESTATE & HOLDING PVT. LTD.
23	506	2 BHK	FIFTH	75.14 SQMT.	5.47 SQMT.	13.75 SQMT.	54	RAGHUPATEE ESTATE & HOLDING PVT. LTD.

Detail description of Flats and Car Parking Spaces/Garage has fallen into the share of second PART (Developer MAHODADHI HOMES PVT.LTD).

SL.	FLAT NO.	TYPE OF FLAT	FLOOR NO	CARPET AREA	BALCONY AND UTILITY AREA	PARKING AREA	PARKING NO	DEVELOPER
1	101	3 BHK	FIRST	95.62 SQMT.	4.77 SQMT.	13.75 SQMT.	1	MAHODADHI HOMES PVT. LTD.
2	102	3 BHK	FIRST	95.64 SQMT.	4.77 SQMT.	13.75 SQMT.	2	MAHODADHI HOMES PVT. LTD.
3	104	2 BHK	FIRST	65.24 SQMT.	7.83 SQMT.	13.75 SQMT.	4	MAHODADHI HOMES PVT. LTD.
4	106	2 BHK	FIRST	75.14 SQMT.	5.47 SQMT.	13.75 SQMT.	6	MAHODADHI HOMES PVT. LTD.
5	108	2 BHK	FIRST	67.58 SQMT.	3.7 SQMT.	13.75 SQMT.	8	MAHODADHI HOMES PVT. LTD.
6	109	2 BHK	FIRST	66.25 SQMT.	3.7 SQMT.	13.75 SQMT.	9	MAHODADHI HOMES PVT. LTD.
7	201	3 BHK	SECOND	95.62 SQMT.	4.77 SQMT.	13.75 SQMT.	13	MAHODADHI HOMES PVT. LTD.
8	203	2 BHK	SECOND	67.89 SQMT.	7.81 SQMT.	13.75 SQMT.	15	MAHODADHI HOMES PVT. LTD.
9	205	3 BHK	SECOND	89.5 SQMT.	9.13 SQMT.	13.75 SQMT.	17	MAHODADHI HOMES PVT. LTD.



Mahodadhi Homes Pvt. Ltd.

Ashutosh Kumar

M

Director

Raghupatee Estate & Holding Pvt. Ltd.

Balraj Kana

Chairman-cum-Managing Director

*Samakanta Road
Ajaya Kimal Park*

10	207	2 BHK	SECOND	68.36 SQMT.	3.69 SQMT.	13.75 SQMT.	19	MAHODADHI HOMES PVT. LTD.
11	208	2 BHK	SECOND	67.58 SQMT.	3.7 SQMT.	13.75 SQMT.	20	MAHODADHI HOMES PVT. LTD.
12	210	2 BHK	SECOND	56.39 SQMT.	4.1 SQMT.	13.75 SQMT.	22	MAHODADHI HOMES PVT. LTD.
13	211	2 BHK	SECOND	64.99 SQMT.	4.4 SQMT.	13.75 SQMT.	23	MAHODADHI HOMES PVT. LTD.
14	212	3 BHK	SECOND	91.4 SQMT.	8.83 SQMT.	13.75 SQMT.	24	MAHODADHI HOMES PVT. LTD.
15	302	3 BHK	THIRD	95.64 SQMT.	4.77 SQMT.	13.75 SQMT.	26	MAHODADHI HOMES PVT. LTD.
16	304	2 BHK	THIRD	65.24 SQMT.	7.83 SQMT.	13.75 SQMT.	28	MAHODADHI HOMES PVT. LTD.
17	305	3 BHK	THIRD	89.5 SQMT.	9.13 SQMT.	13.75 SQMT.	29	MAHODADHI HOMES PVT. LTD.
18	306	2 BHK	THIRD	75.14 SQMT.	5.47 SQMT.	13.75 SQMT.	30	MAHODADHI HOMES PVT. LTD.
19	307	2 BHK	THIRD	68.36 SQMT.	3.69 SQMT.	13.75 SQMT.	31	MAHODADHI HOMES PVT. LTD.
20	309	2 BHK	THIRD	66.25 SQMT.	3.7 SQMT.	13.75 SQMT.	33	MAHODADHI HOMES PVT. LTD.
21	310	2 BHK	THIRD	56.39 SQMT.	4.1 SQMT.	13.75 SQMT.	34	MAHODADHI HOMES PVT. LTD.
22	401	3 BHK	FOURTH	95.62 SQMT.	4.77 SQMT.	13.75 SQMT.	37	MAHODADHI HOMES PVT. LTD.
23	403	2 BHK	FOURTH	67.89 SQMT.	7.81 SQMT.	13.75 SQMT.	39	MAHODADHI HOMES PVT. LTD.
24	405	3 BHK	FOURTH	89.5 SQMT.	9.13 SQMT.	13.75 SQMT.	41	MAHODADHI HOMES PVT. LTD.



Mahodadhi

.. Ltd.

Groupate Estate & Holding Pvt. Ltd.

Ashok Kumar Bora

Managing Director

Ramakanta Rout

Chairman-cum-Managing Director

Ramakanta Rout
Ajaya Kumar Rout

								LTD.
25	406	2 BHK	FOURTH	75.14 SQMT.	5.47 SQMT.	13.75 SQMT.	42	MAHODADHI HOMES PVT. LTD.
26	407	2 BHK	FOURTH	68.36 SQMT.	3.69 SQMT.	13.75 SQMT.	43	MAHODADHI HOMES PVT. LTD.
27	408	2 BHK	FOURTH	67.58 SQMT.	3.7 SQMT.	13.75 SQMT.	44	MAHODADHI HOMES PVT. LTD.
28	409	2 BHK	FOURTH	66.25 SQMT.	3.7 SQMT.	13.75 SQMT.	45	MAHODADHI HOMES PVT. LTD.
29	411	2 BHK	FOURTH	64.99 SQMT.	4.4 SQMT.	13.75 SQMT.	47	MAHODADHI HOMES PVT. LTD.
30	412	3 BHK	FOURTH	91.4 SQMT.	8.83 SQMT.	13.75 SQMT.	48	MAHODADHI HOMES PVT. LTD.
31	501	3 BHK	FIFTH	95.62 SQMT.	4.77 SQMT.	13.75 SQMT.	49	MAHODADHI HOMES PVT. LTD.
32	502	3 BHK	FIFTH	95.64 SQMT.	4.77 SQMT.	13.75 SQMT.	50	MAHODADHI HOMES PVT. LTD.
33	503	2 BHK	FIFTH	67.89 SQMT.	7.81 SQMT.	13.75 SQMT.	51	MAHODADHI HOMES PVT. LTD.
34	504	2 BHK	FIFTH	65.24 SQMT.	7.83 SQMT.	13.75 SQMT.	52	MAHODADHI HOMES PVT. LTD.
35	510	2 BHK	FIFTH	56.39 SQMT.	4.1 SQMT.	13.75 SQMT.	58	MAHODADHI HOMES PVT. LTD.
36	507	2 BHK	FIFTH	68.36 SQMT.	3.69 SQMT.	13.75 SQMT.	55	MAHODADHI HOMES PVT. LTD.



Mahodadhi Homes Pvt. Ltd.

Ashok Kumar Barua

Managing Director

Pagunapati Estate & Holding Pvt. Ltd.

Kabir Kumar

Chairman & Managing Director

Ramakanta Rout

Ajoya Kumar Padhi

Both the parties hereby also agreed as follows:

1. That, the land owner shall not claim any extra Area other than the stipulated area as per this Supplementary Agreement and also as per the Deed of Development Agreement (POA with Possession) bearing Regd. No.10392400434 dated 16/01/24,
2. That, the Developer shall hand over the possession of the Land Owners Allocation of finished Flats (as contemplated herein) after completion of the building in full-fledged manner.
3. That, the flats shall be constructed as per the specification mentioned in the Regd. Deed of Development Agreement dated 16/01/2024
4. That, except as otherwise specifically provided in this supplementary Agreement and Deed of Development Agreement (POA with Possession) bearing Regd. No. 10392400434 dated 16/01/24, both the parties shall use and enjoy their share and may sell the same to any other third party for which the other party shall no raise any objection/s or obstruction/s for the same.
5. That, the Land Owners have no right to withdraw or cancel their power of Attorney from the Managing Director of MAHODADHI HOMES PVT. LTD, i.e. ASHOK KUMAR BARAL in any manner whatsoever at any point of time.
6. That, the Land Owners can enter into any type of Agreement for Sale with any third party / prospective buyers, or enter into any agreement with any third party to sell or to transfer, any flat which forms part of such land owners share of flats (as contemplated therein) in accordance with this Supplementary Agreement BUT with proper consultation & discussion with the Developer regarding the Sale price of the flat/ unit so as NOT to harm the interests of both the parties. The Land Owners can only execute the final sale deed / conveyance deed or give possession of the said flat / unit only after they receive the same from the Developer complete in all respects along with occupancy certificate from the concerned authorities or CDA and after the Developer gets the final clearance from

Pagunipati Estate & Housing P. Ltd.

Shree K. M.
Chairman-Managing Dir.

Ramakanta Rout
Ayaya Kumar Patra



Mahodadhi Homes Pvt. Ltd.
Ashok Kumar Baral
Managing Director

ORERA after submission of a copy of occupancy certificate with RERA authorities.

7. That, prior to the handover of possession of all flats which form part of the Land Owners share of Flats (as contemplated herein) by the Developer to the Land Owners in accordance with this Supplementary Agreement, no Land Owners shall:

- (a) Create any encumbrances or charge in favour of any third party, or enter into any agreement with any third party to create any encumbrances or charges in favour of such third party, over any flat which forms part of such land owners share offlats (as contemplated herein) and
- (b) Assign any right or interest under this supplementary Agreement and or Deed of Development Agreement (POA with Possession) bearing Regd. No. 10392400434 dated 16/01/2024 in favour of any third party, in each cash without the prior written consent of the Developer.

8. That, if any dispute arises under this Supplementary Agreement and as regards to Regd. Deed of Development Agreement then the dispute shall be settle in the court within the jurisdiction of CUTTACK, District-CUTTACK, State-Odisha

**SCHEDULE OF LANDED PROPERTY WHERE THE FLAT WILL BE CONSTRUCTED
IN THE NAME AND STYLE OF**

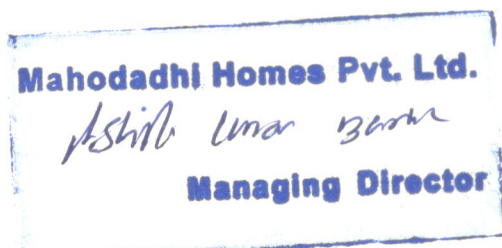
"MAHODADHI GALAXY".

Part-A (ROR stands in the name of "RAGHUPATEE ESTATE & HOLDING
PVT.LTD"):

District: Cuttack Tahasil-Cuttack Sadar, Ps-Cuttack Sadar No-48, under Mouza – SAINDA,
Khata No.635/744, Plot no-2069, Area Ac0.270 dec
Khata No. 635/784, Plot No. 2069/8929 Area Ac0.270dec.
Khata No. 635/785, Plot No.2072/9014, Area Ac0.058dec
Mouza- NUAHATA, Khata No-498/911, Plot No.1271/2563, Area Ac0.032dec.

Raghu Pate Estate & Holding
Raghu Pate
Chairman-estate Managing Director

Ramakanta Rout
Ajaya Kumar Pathi



Total two mouza, four khatas, four plots, Grand total Area Ac.0.630dec, all are Status- Stitiban, Kisam- Gharabari (Homestead).

and being BOUNDED BY: -

East :Plot No.2042 & 2123,

West :Road,

North :Plot No.2043, 2067, 2068 & 2070

South :Revenue Plot No.2072 & 2075

IN WITNESS THERE OF THE BOTH the parties hereto have signed this Deed of Supplementary Agreement for Allocation of Share on the day of

WITNESSES:

1. Ramakanta Roel
C/O: Bhaskar Ch. Roel
At: Dighitefeli
Po: Suresanpur
Dist: Balasore

RAGHUPATEE ESTATE & HOLDING PVT.LTD

(Signature of the First Party / Owners)

Mahodadhi Homes Pvt. Ltd.

Ashw Kumar Sharma

Managing Director

MAHODADHI HOMES PVT LTD.

(Signature of the Second party (Developer))

2. Anja Kumar Patra
C/O - Santyapali Patra
At - Nagasahi
Po - Teknagapali
Dist - Cuttack.



A
01-02-2012
DUSASA SAMANTARAY
NOTARY, GOVT. OF ODISHA
BHUBANESWAR, ODISHA
REGD. NO. 88/2012
MOB-9439143015