

SKY ORBIT REAL INFRA PVT. LTD.

OFFICE at NAYAPARA, NEAR KOLKATTA BAZAAR,

Sambalpur - 760801

To

The Chairperson,
Real Estate Regulatory Authority,
Bhubaneswar.

Sub: Clarification on objection on project "**BARSANA NAGAR**" on dtd.20.04.2022.

Sir,

I, Mr. Jagdish Patel alias Jagdish Bhai Bhagwanji Bhai Bhut, beg to clarify on objection raised by ORERA on my project cited above, as under:

1: As per MoA and AoA - 2 members are AJAY KUMAR PODDAR and GOBIND RAM PODDAR .whereas updated details of members namely JAGDISH PATEL and AJAY KUMAR PODDAR. It is to be clarified and necessary documents in support need to be uploaded. Name of one of the members - Jagdish Patel and PAN card uploaded mentioning name as Jagdish Bhai Bhagwanji Bhai Bhut. It is to be clarified.

Clarification: Company Master Data attached herewith MOA & AOA which clearly depicts that Mr. Jagdish Patel Alias Jagdish Bhai Bhagwanji Bhai Bhut and Mr. AJAY KUMAR PODDAR are the current directors of the company.

Affidavit against the name change of JAGDISH PATEL has been attached for your information and necessary action.

2: This kisam of this project Plot is Mala sadharana, the promoter is to convert the kisam of this project plot from Mala sadharana to Gharabari and corrected Gharabari kisam RoR is to be uploaded.

Clarification: Plot No. 993, 993/1513 Khata No. 171/1358, 171/1514 respectively are of Mala Sadharana, because these plots are road affected plots. As directed by approving authority Sambalpur Municipal Corporation, the road affected area do not require to be converted to Gharabari.



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3: The promoter to upload one continuous E.C from 01.01.1995 to till date in proper place.

Clarification: EC uploaded from 01.01.1995 to till date.

4: The plan was approved by the planning Authority over an area of 73180.00 Sqft. A1.680 but, the total area as per uploaded RoR in Annexure-II is A1.09. Such type of mismatch area is to be clarified. The area of all Sub-Plots with composite revenue plots and composite revenue plot wise area is to be uploaded.

Clarification: Sky Orbit Real Infra Pvt. Ltd. has executed sale deed with the land owners Chamru Munda, Bishnu Munda & other 8 vide Registration No. 1871 dtd. 19.05.2010 bearing plot No.993 settlement Khata No.22, Area. Ac.0.460 dec, Kisam-Mala Sadharana. Then the application submitted to Sambalpur Municipal Corporation for layout approval and as per the order of approving authority SMC, the Plot No.993 converted into 2 plots as Plot No.993 Area-Ac.0.036 dec & 993/3963 Area-Ac.0.424 dec and both the plots are recorded in the Khata No.171/1358. The plot No.993 remained as Mala Sadharana as it is road affected area & Plot No.993/3963 converted to Gharabari as it is included in the project plot.

Also, the Sky Orbit Real Infra Pvt. Ltd. has executed sale deed with the land owners Daharu Munda, Iswara Munda & Trilochan Munda vide Registration No. 2082 dtd. 07.05.2011 bearing plot No.993/1513 settlement Khata No.171/84, Area. Ac.0.170 dec, Kisam-Mala Sadharana. Then the application submitted to Sambalpur Municipal Corporation for layout approval and as per the order of approving authority SMC, the Plot No.993/1513 converted into 2 plots as Plot No.993/1513 Area-Ac.0.023 dec & 993/3966 Area-Ac.0.147 dec and both the plots are recorded in the Khata No.171/1514. The plot No.993/1513 remained as Mala Sadharana as it is road affected area & Plot No.993/3966 converted to Gharabari as it is included in the project plot.

The part plots 993/3963 & 993/3966 of original Plot No.993 & 993/1513 respectively were not uploaded which caused the mismatch between approved area and uploaded area. So, herewith I have uploaded the details of missing Plot No. 993/3963 Khata No.171/1358 & Plot No.993/3966 Khata No.171/1514. Also, uploaded Sale deeds for your kind reference and necessary action.

Jegdish Patel

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5: Color lay out plan as per ORERA guide line with certificate and signed by the Architect and promoter need to be uploaded.

Clarification: Color lay out plan as per ORERA guide line with certificate and signed by the Architect and promoter uploaded in the respective place.

6: The promoter to upload a rectified cadastral map delineating the project area over a revenue map with geo-coordinates of all the bend points as per plan approval and the road affected area is to be marked in a separate ink over the Cadastral Map.

Clarification: Rectified cadastral map has been uploaded in the respective place.

7: A rectified allotment letter format incorporating sub-plot No. , area with composite revenue plot , khata number , needs to be uploaded.

Clarification: Uploaded allotment letter along with sub-plot details.

8: A rectified conveyance deed format, power supply consent letter & Affidavit/NOC from CGWA/ PHED.

Clarification: Uploaded rectified conveyance deed format in the respective place. Also uploaded power supply consent letter & Affidavit/NOC from CGWA/ PHED in the extra documents section.

In view of the above, I request you to kindly consider my compliance and further extend your consideration for approval of my project.

Jegdish Patel