



Sri Jagannath Promoters & Builders

An ISO 9001 : 2008 & 14001 : 2004 Certified Company

SJPB/0049/2023-24

24th July 2023.

Reply to your observation dated 11th & 13th of July 2023, for compliances by us in regard to our Shreekhetra Greenpark Apartment Project at Shankarpur Mouza, Bhubaneswar, filled with ORERA.

i) Regarding point 7,8,9,10, 11 & 12.

Regarding your point no. 7, 9, 10, 11 & 12, please do refer our approved BMC Project plan duly uploaded. It is clearly indicated in the Project land statement about all the revenue Plots joined in the layout and as to how much area from which plot has gone to which purpose in the layout from it's respective ROR extent. Thus in case of Project formation, no land extent has gone from these revenue plots as stated under your serial no. above, **hence for such plots for the project land area is "Zero", in the Annexure-II.** It is amply clear that we are to transfer the exact Project Area only, as cited in the table.

Secondly the plots relating to Sl. NO. 7, 9, 10, 11 & 12 are related to Hal Khata No. & Hal plot no., corresponding to Sabak nos are as stated below. The respective Sabak Hal Melak copies are also uploaded for your knowledge & reference.

a)	Your Sl. No.	Hal Khata	Hal Plot	ROR Extent	ROR Owner (Hal)	Sabak & Hal Melak.
	7 & 11	854	(i) 2925	Acs.0.416	Sri Jagannath Promoters & Builders, Rep. By Managing Partner Pradipta Kumar Biswasroy.	Sabak Khata-126 & 125 & Sabak Plot-1126 & 1115.
			(ii) 2994/3954	Acs.0.095	--do--	

[The Applicant (Land Owner) here is the firm i.e. Sri Jagannath Promoters & Builders represented by it's Managing Partner Sri Pradipta Kumar Biswasroy]. The E/C for pre-settlement period can be checked through respective Sabak nos, i.e. from the Hal Sabak Melak Copy Uploaded. The law is clear that irrespective of any representation for the Firm or Company, basically the Firm or Company shall be the owner of land, thus the Firm Sri Jagannath Promoters & Builders is the Owner.



Plot No - 370/3184, Near Toyota Showroom, Sishu Vihar, Patia, Bhubaneswar 751024

Site office : Shreekhetra Residency Road, Near Arya School of Management, Behind Aiginia Sani Temple, Shankarpur Mz., Bhubaneswar --751019

E-mail: jagannath_builders@yahoo.co.in

Phone: (0674) 2970849/6888831

www.sjpb.in

b)	Your Sl. No.	Hal Khata	Hal Plot	ROR Extent	ROR Owner (Hal)	Sabak & Hal Melak.
	9	2074/ 1858	2929	Acs.0.056	Sri Jagannath Promoters & Builders, Rep. By Partner Kailash Chandra Rath.	Sabak Khata-120, 125 & 369/10
	10	318	2994	Acs.0.101	--do--	Sabak Plot-1130, 1115 & 1113.
	12	2074/119	2996	Acs.0.306	Sri Jagannath Promoters & Builders, Rep. By Managing Partner Pradipta Kumar Biswasroy.	

The applicant is the Firm i.e. Sri Jagannath Promoters & Builders, and the Firm is the owner of land, so whosoever represent for the Firm, in the Sale deed or ROR copy M/s Sri Jagannath Promoters & Builders, shall be the Owner.

c) Regarding your Sl. No 8.

Hal Khata No.	Hal Plot no.	Extent	ROR Owner.
861	2928	Acs.0.383	Sri Jagannath Promoters & Builders Pvt Ltd, Rep. by MD P.K. Biswasroy.

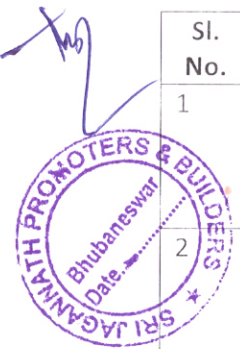
Regarding your point 21 & 22.

The Copy of Form-32 filed with R.O.C., Cuttack is uploaded, acknowledging the withdrawal of Sri Kailash Chandra Rath & his wife Smt. Sabita Rath as the Director of the Company from Sri Jagannath Promoters & Builders (P) Ltd.

Further, for your kind information the said company Sri Jagannath Promoters & Builders (P) Ltd., sold by a registered Sale Deed vide no. 11131314873, dt. 30.12.2013, a total land extent of Acs.2.812, comprising of eleven nos of revenue Plots under Ten khata, out of which Sabak Plot no. 1091 & 1087 under Sabak Khata- 244 measuring Acs. 0.840 & Acs.0.132^{1/2} respectively. In Settlement process Plot no. 1091 was wrongly published in the name of the company Sri Jagannath Promoters & Builders (P) Ltd. Hence R/P case was also filed in the office of the settlement commissioner, Bhubaneswar, for changing the ROR infavour of the Firm Sri Jagannath Promoters & Builders, and on the other hand, the Sabak Plot 1087, was duly published in the name of the Firm under Hal Khata 299 & Hal Plot no. 2830 measuring as Acs.0.133. Hence, for all legal purpose, the said Firm Sri Jagannath Promoters & Builders is the land owner and became the Applicant for the Project.

Sl. No.	Hal Plot no.	Hal Khata No.	Extent	Sabak Plot	Sabak Khata	Extent	Hal ROR
1	2891/3981	319	Acs.0.800	1091	244	Acs.0.840	Sri Jagannath Promoters & Builders (P) Ltd. Rep. By Kailash Chandra Rath.
2	2830	299	Acs.0.133	1087	244	Acs.0.132 ^{1/2}	Sri Jagannath Promoters & Builders, Rep. By Kailash Chandra Rath.

Contd.....



Note: The E/C verification for Pre-settlement period can be made through Hal & Sabak Melaka duly uploaded for all Revenue Plots.

Regarding Other points (Head wise).

Conveyance Deed:- The Format Conveyance deed copy is rectified as required.

Fire Safety Certificate:- Uploaded the signed copy of the NOC.

Location Map and Geo-Coordinate:- Uploaded as required, indicating the future proposed use of land in the layout.

Advocate Report:- Advocate Bar-Council enrolment no. is provided.

Hope, we did comply all the points for your satisfaction.

Thanking you.

For Sri Jagannath Promoters & Builders.

For Sri Jagannath Promoters & Builders

Mg. Partner & applicant. Managing Partner

(P.K. Biswasroy)