



ଏସବିଆଇ ଜନପଥ ଶାଖା
ପ୍ଲଟ ନଂ-୧୦୮-ଏ
ଲଟସ ହାଉସ, ଷ୍ଟେସନ ସ୍କୋୟାର
ଜନପଥ, ଭୁବନେଶ୍ୱର, ଓଡ଼ିଶା-751001
ଫୋନ : 0674-2530240 (କା)
ଫାକ୍ସ : 0674-2533354
ଇ-ମେଲ : sbi.10238@sbi.co.in

एसबीआई जनपथ शाखा
प्लट सं-108-ए,
लोटस हाउस, स्टेशन स्कोयार
जनपथ, भुवनेश्वर, ओडिशा-751001
फोन 0674-2530240 (का)
फैक्स 0674-2533354
ई-मेल sbi.10238@sbi.co.in

SBI Janpath Branch
Plot No. 108-A
Lotus House, Station Square
Janpath, Bhubaneswar
Odisha-751001
Ph. 0674-2530240 (O)
Fax : 0674-2533354
E-mail sbi.10238@sbi.co.in

To,

Date:04/07/2023

The Chairperson

Odisha Real Estate Regulatory Authority
Block A, 3rd Floor, Toshali Bhawan
Bhubaneswar



Sub: No Objection Certificate

Ref: Krishna Properties & Developers Private Ltd request for NOC

Dear Sir,

I am writing this letter to inform you that **M/s Krishna Properties & Developers Pvt. Ltd** , CIN: U45202OR2012PTC015695, have availed credit facilities from us to the tune of Rs.2,50,00,000/- (Rupees Two Crore Fifty Lakhs Only) from our Bank. The company has mortgaged the following properties as collateral security for the credit facility for development of the Project " **Krishna Manor**".

Equitable Mortgage of Residential Demarcated Vacant Land bearing Survey Number as follows:

- Khata No.-382/290, Plot No.- 259; Area- Ac.0.300 Dec.
- Khata No.-382/334, Plot No.- 192; Area- Ac.0.15 Dec.
- Khata No.- 382/300, Plot No.- 191; Area- Ac.0.64 Dec.
- Khata No.- 49, Plot No.- 181; Area- Ac.0.246 Dec.

Situated at Mouza- Batapuran, Dist- Cuttack, Tahasil- Barang, in the name of M/s Krishna Properties & Developers Private Limited (Represented by MD- Sri Debiprasad Mohapatra)

We do not have mortgage over any other property of the company and thus have no objection of sale of any other property of the company.

We also have no objection for the use of road as per the layout plan no. 191 dated:27/03/2023 issued by the Assistant Engineer, Town Planning units, Cuttack over above three lands schedule mortgaged plot.

This letter is issued at the specific request of the company.

कृते भारतीय स्टेट बैंक
For STATE BANK OF INDIA

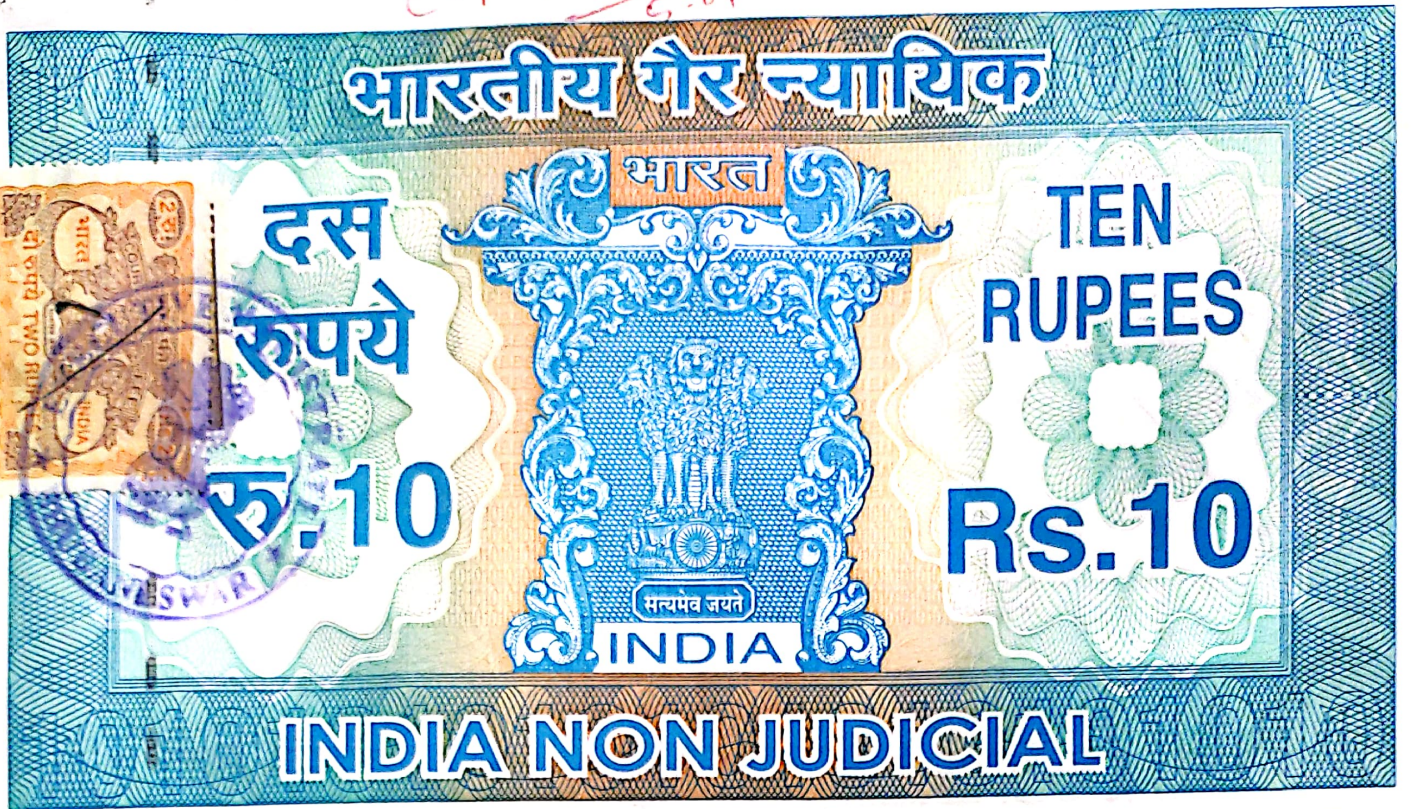
मुख्य प्रबंधक
मुख्य एवं मध्यम उद्यम शाखा, जनपथ
SBI BRANCH JANPATH, BBSR

RAJENDRA KUMAR DAS
SS NO.-SBN3543

KRISHNA PROPERTIES & DEVELOPERS PVT. LTD.

Director

C.F. No. 58
5.07.23



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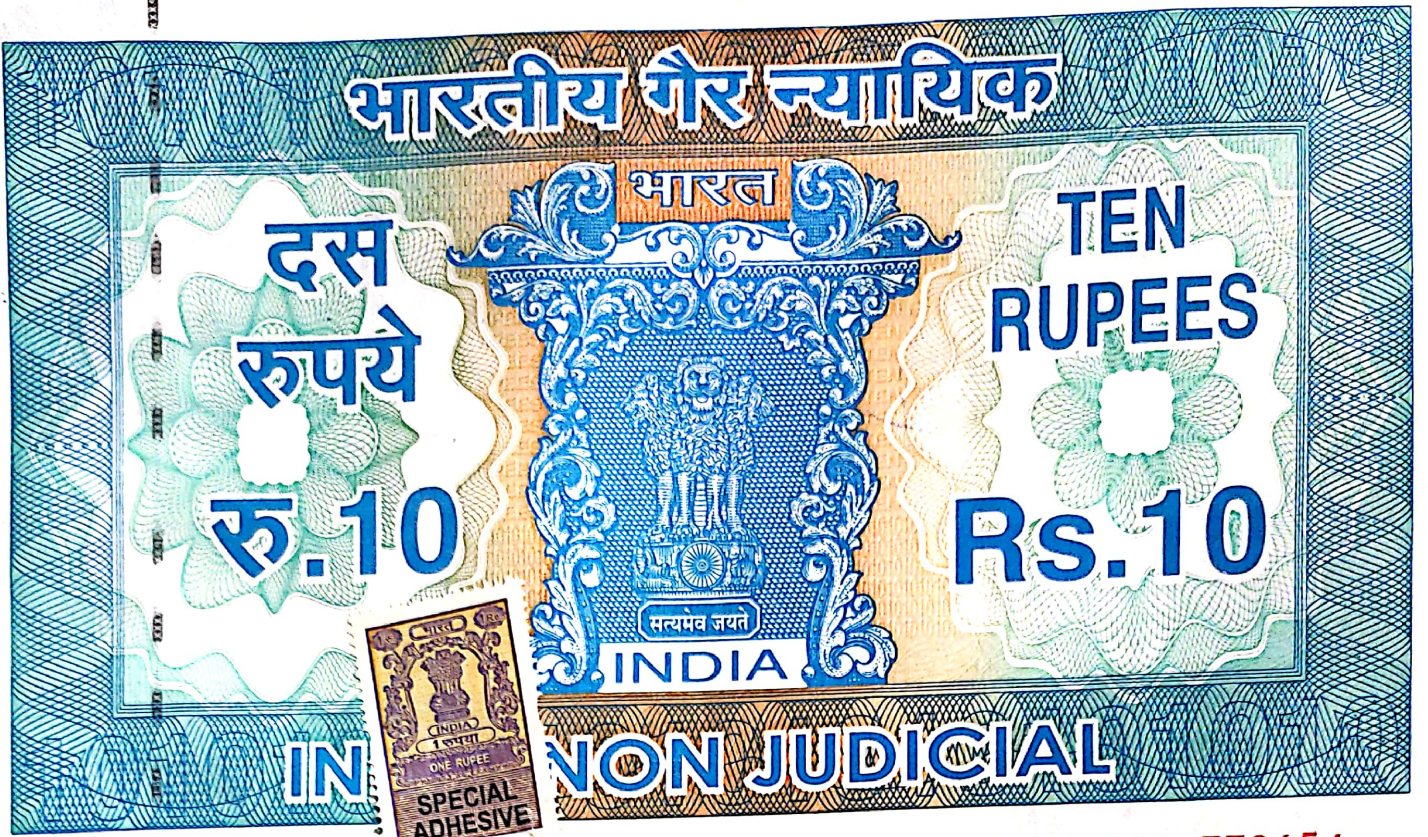
IN THE COURT OF **MOUSUMI MUKHA**
EXECUTIVE MAGISTRATE, BHUBANESWAR

AFFIDAVIT

I/we, **Debiprasad Mohapatra**, Director of M/s. Krishna Properties & Developers Pvt. Having its registration office at Plot N0.46, Induraprastha Housing Colony, Pokhariput, Bhubaneswar, Dist-Khordha, Odisha, Aadhaar No.: 9390-6331-7186 do hereby solemnly affirm and state as follows:

1. That, I/we, is going to start a plotting scheme project in the name and style as "Krishna Manor" in Mouza: Batapuram, under Tahasil: Baranga, Dist: Cuttack, taking twelve nos. of plots, but out of which five nos. of plots bearing Plot Nos.259 under Khata No.382/290, Plot No.192 under Khata No.382/334, Plot No.191 under Khata No.382/300, Plot No.181/1374 under Khata No.382/427, Plot No.181/1375 under Khata No.382/428 has been mortgaged in SBI, SME Branch, Bhubaneswar as collateral security for the credit facility for development of the project "Krishna Manor".
2. That, I /we hereby declare that the plots which have been mortgaged in bank, before reconveyance deed or clearance of the outstanding dues in the bank, I/we shall not sell any part or whole of the said property to any intending purchaser or Person (s).





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3. That, I /we hereby declare that a letter has been issued by SBI, SME on 04.07.2023 regarding No Objection for use of the Road as per the layout plan No.191 dated: 27.03.2023 issued by the Assistant Engineer, Town Planning Units, Cuttack and to sell the plots which are not mortgaged in the Project "Krishna Manor" before performing of reconveyance document.
4. That, this affidavit is required to be produced before the ORERA for necessary action.

That, the facts stated above are true to be best of our/my knowledge and belief.

Identified by me
Advocate 5.07.23

KRISHNA PROPERTIES & DEVELOPERS PVT. LTD.

DEPONENT Director

The above named deponent is being identified by Ujjal Samantaray Advocate, Bhubaneswar who appears me and states on oath that the contents of this affidavit are true to the best of his knowledge and belief.

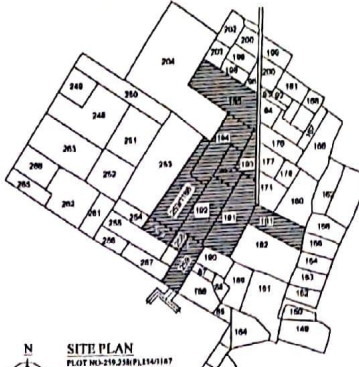
KRISHNA PROPERTIES & DEVELOPERS PVT. LTD.

DEPONENT Director

Executive Magistrate, Bhubaneswar



SPACE FOR STAMP



SITE PLAN
 PLOT NO-219,230,FL1&2,187
 231(1A,1B,1C,1D,1E,1F,1G)
 (1A) (F)
 MOUSA BATAPURAMA
 TAHASHEE, BANGALURU
 DISTRICT: CHITTAGANG

LAND USE ANALYSIS

KEY PLOT NO.	TOTAL AREA (sq ft)	TOTAL AREA (sq m)	PLANNED AREA (sq ft)	PLANNED AREA (sq m)	ROAD AREA (sq ft)	ROAD AREA (sq m)	OPEN SPACE (sq ft)	OPEN SPACE (sq m)	AMENITIES (sq ft)	AMENITIES (sq m)
195	AD 481	2390.92	2390.92	1487.38	907.45	730.68	330.99	301.83	166.65	152.77
196	AD 118	2066.84	2066.84	1262.92	1007.38	819.99	187.86	172.70	102.81	94.35
197	AD 190	2468.52	2468.52	1540.24	1245.38	1019.99	228.25	211.07	126.78	117.45
198	AD 142	2006.78	2006.78	1262.92	1007.38	819.99	187.86	172.70	102.81	94.35
199	AD 150	2006.78	2006.78	1262.92	1007.38	819.99	187.86	172.70	102.81	94.35
200	AD 160	2006.78	2006.78	1262.92	1007.38	819.99	187.86	172.70	102.81	94.35
201	AD 170	2006.78	2006.78	1262.92	1007.38	819.99	187.86	172.70	102.81	94.35
202	AD 180	2006.78	2006.78	1262.92	1007.38	819.99	187.86	172.70	102.81	94.35
203	AD 190	2468.52	2468.52	1540.24	1245.38	1019.99	228.25	211.07	126.78	117.45
204	AD 200	2006.78	2006.78	1262.92	1007.38	819.99	187.86	172.70	102.81	94.35
TOTAL	AD 2181	15,849.87	15,849.87	9,848.47	7,948.78	6,519.99	1,500.66	1,398.66	779.40	723.40

NO.	DESCRIPTION	REQUIREMENT	PROVIDED	%
1	RESIDENTIAL	777.42 sqm (7.30%)	779.40 sqm (7.30%)	100.14%
2	OPEN SPACE	1146.37 sqm (7.24%)	1148.65 sqm (7.25%)	100.22%
3	ROAD	4738.36 sqm (30.54%)	4738.36 sqm (30.54%)	100.00%
4	AMENITIES	1500.66 sqm (9.47%)	1500.66 sqm (9.47%)	100.00%
TOTAL	15,849.87 sqm (100.00%)	15,849.87 sqm (100.00%)		

AREA STATEMENT

TOTAL PLOT AREA - 15548.57 SQMT AS PER DOCUMENT
 TOTAL PLOT AREA - 15549.87 SQMT AS PER POSSESSION

LAND USE ANALYSIS

SL. NO.	USE	REQUIRED	PROVIDED
1	RESIDENTIAL	777.42 sqm (7.30%)	779.40 sqm (7.30%)
2	OPEN SPACE	1146.37 sqm (7.24%)	1148.65 sqm (7.25%)
3	ROAD	4738.36 sqm (30.54%)	4738.36 sqm (30.54%)
4	AMENITIES	1500.66 sqm (9.47%)	1500.66 sqm (9.47%)
TOTAL	15,849.87 sqm (100.00%)	15,849.87 sqm (100.00%)	

TOTAL NO. OF SUB-DIVISION PLOTS - 64 NOS.
 TOTAL NO. OF RESIDENTIAL SUB-DIVISION PLOTS - 62 NOS.
 TOTAL NO. OF TREES - 195 NOS.

PROJECT TITLE
 Proposal Sub Divisional Layout Plan For M/S Krishna Properties & Developers Pvt.Ltd. Represented Through Its Director Mr. Debi Prasad Mohapatra Over Revenue Plot No - 192/716,Khatra no-382/291,Plot No-194,Khatra No-382/292,Plot No-195,Khatra No-382/290,Plot No-193, Khatra No-382/228,Plot No-258,Khatra No-216,Plot No-195,Khatra No-382/227,Plot No-191, Khatra No-382/200,Plot No-181,Khatra No-199,Plot No-253/1164,Khatra No-382/190,Plot no-254/1187,Khatra No-382/202, Plot No-192,Khatra No-382/234 of Mouza- Batapurama, Tahashee-Cuttack,Tahashee- Bargaraj, Dist-Cuttack.

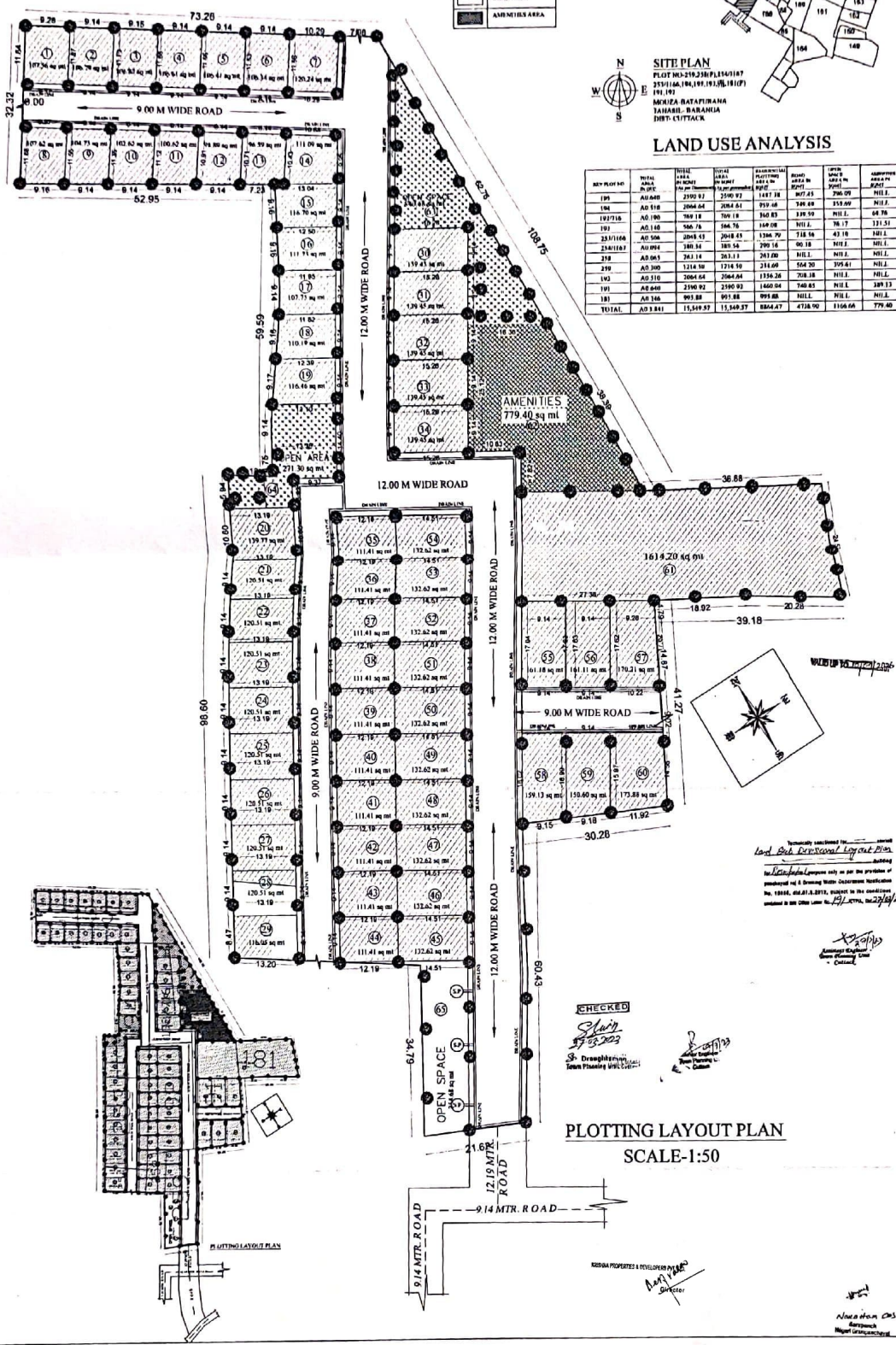
DRIVING TITLE: SUB DIVISIONAL LAYOUT APPROVAL

Prepared by: AVANT GARDE DESIGNERS

Checked by: [Signature]

DATE: []

SCALE: 1:50



PLOTTING LAYOUT PLAN
 SCALE-1:50

CHECKED
 [Signature]
 S. Pradhani
 Town Planning Officer

MUSA PROPERTIES & DEVELOPERS PVT. LTD.
 Director

MUSA PROPERTIES & DEVELOPERS PVT. LTD.
 Bargaraj