



Affidavit-cum-Declaration

(Project: Metro 100 Acres Ananta)

I, (Ms) **Sofia Firdous** aged about 29 years, Daughter of Mohammed Moquim, Managing Director of M/s. **Metro Garden Estate Pvt. Ltd.** [promoter of the project] having its Regd. Office At: Metro Riverview Complex, Sunshine Field, Ring Road, P.S. Purighat, in the district of Cuttack-753 002, Odisha, do hereby solemnly affirm and state as follows :-

1. That I am deponent of this Affidavit.
2. This Affidavit is executed to clarify about General Power of Attorney (GPA) mentioning Built up space/ built up area/ super builtup area/ constructed space/saleable builtup space
3. Approval/Permission under Sub-Section (3) of the Section-16 of the Orissa Development Authorities Act'1982 (Orissa Act,1982) is hereby granted vide **Letter No. BNB/0391/2020, Bhubaneswar, Dated: 17/02/2020** in favour of (i) M/S Metro Garden Estate Pvt. Ltd, MD-Miss Sofia Firdous (ii) Dwija Jena (iii) Pramila Jena (iv) Babuli Jena (v) Bramhachari Jena (ii, iii, iv, v owners represented by Power of Attorney Holder M/S Metro Garden Estate Pvt. Ltd, MD-Miss Sofia Firdous) for construction of four blocks of S+4 storeyed and one block of G+4 storeyed Residential Apartment building over Plot No. 177, 183, 135, 178, 179 corresponding to Khata No. 202, 328, 376, 635 Mouza- Kholadwara of Jatni, Khurdaunder Bhubaneswar Development Authority (BDA) in the Development Plan area of Bhubaneswar
4. That for plot detail 1 i.e. Plot no. 135 belonging to Pramila Jena, Plot Detail 2 i.e. Plot No. 178 belonging to Babuli Jena and Brahmachari Jena, Plot Detail 3 and 4 i.e. Plot no. 177 and 183 belonging to Dwija Jena, The Registered General Power of Attorney for plot detail 1 and 2 was executed on 22nd October 2016, and Plot detail 3 and 4 was executed on 19th January 2018 in the same format subsequently. The first GPA was executed before ORERA Authority came into force. As BDA Approval letter is granted in terms of FAR/ Built up area hence the

Jyoti Ranjan Pattnaik
Notary, Cuttack Town
Read No-19 of 2017

48676 DS/0208
meter - Gmt ~~Prasanna~~
Gmt

M. K. S.

BALARAM ROUTRA
STAMP VENDOR
G.J.M. COURT CUTTACK

S. Subramanian

S. S. S.

[Signature]
10 SEP 2020
Treasury Officer,
Cuttack.



27

[Faint text at bottom right]

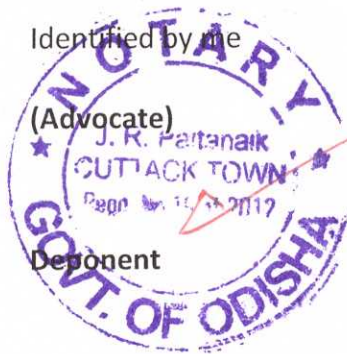
term Built up space/ built up area/ super builtup area/ constructed space/saleable builtup space is mentioned in the GPA to ensure that Land owner gets 25% share out of the total built-up area comprised in the housing arcade.

5. That I shall ensure that allotment of Landowner share units of their respective share of Residential Units shall be strictly as per the **CARPET area** with its proportionate share of undivided land along with other common facilities.
6. That I Shall ensure that all the execution of further documents like allotment letter, Agreement to Sale , Conveyance Deed (Sale deed) or any other Documents related to this Project shall be executed on the basis of Only **CARPET Area**.
7. That I shall ensure to execute all subsequent General Power of Attorney in terms of carpet area as per RERA Act 2016 and ORERA Rules 2017.
8. That this affidavit is required to be produced before the concerned authority for necessary purpose.
9. That, the facts stated above are true to the best of my knowledge and belief.

[Handwritten signature]

Deponent

Identified by me



Deponent

[Handwritten signature]
Jyoti Ranjan Pattanaik
Notary, Cuttack Town
Regd No-19 of 2012
Notary Public

