



# Gaja Laxmi Construction Pvt. Ltd.

Regd. No. : U45200 OR2012 PTCO15617

Plot No. : 319, At - Nuagaon Municipality Road,  
PO - Sisupal, Bhubaneswar - 751002, Odisha, Phone : +91 9338216998, 9338259455

Date- 14/02/2024

To,

The Chairperson,  
Real Estate Regulatory Authority,  
Bhubaneswar, Odisha.

Sub: Regarding clarification on objection raised on our project "GAJALAXMI DREAMS" dtd. 01/02/2024.

Sir,

With reference to subject cited above, I would like to bring your kind attention towards the clarification given below:

**Objection-1:** The QPR in proforma I, II and III of respective project need to be uploaded in its proper web site.

**Clarification:** The QPR is submitted to ORERA manually in Proforma- I, II and III also uploaded in the additional document section along with receiving copy of the QPR.

**Objection-2:** Plan approved for plotted scheme but share of land owner is not matching.

**Clarification:** Clarification submitted in the form of affidavit along with development agreement and in the additional document section.

**Objection-3:** \* The land over which sub-divisional layout is proposed shall be accessible by an approved means of access of 9.14 mtr. in width as per plan approval. so the promoter to upload details of approach road to the project. \* The plan approved over an area Ac2.44 or 9874.33 Sqmt but promoter applied for Registration over an area Ac1.521 or 6158.17 Sqmt. As per clarification total road gifted A0.919 or 3716.325 Sqmt to BDA but promoter not uploaded any relevant documents like Gift Deed or ROR for the above project . Needs to upload.

**Clarification:** Clarification uploaded along with cadastral map and also uploaded in the additional document section.

Further, there is an existing 30 ft mental approach road over Plot No.24, 31 & others which is constructed by **Padhansahi Gram Panchayat**. In this regard, work order for construction of road along with status report of **RI, Padhansahi** and **Tahasildar, Jatni** submitted for your kind reference and approval of my project.

**Objection-4:** \* The promoter to recheck update units in Annexure-II as per share allocation agreement. If any mismatch found, the same cannot be rectified later on.

**Clarification:** All the units rechecked and found to be correctly updated.

In view of the above, I request for your kind consideration and further approval of my project for which I shall be highly obliged to you.

Your  
GAJALAXMI, CONSTRUCTION PVT. LTD.

*Srikanta Kumar Mohanty*  
Managing Director

Authorised Signatory

For M/S. GAJALAXMI CONSTRUCTION PVT LTD