



# 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-17/01/2024

To,

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

Sub: Regarding clarification on objection raised on our project "GAJALAXMI DREAMS" dtd.  
12/01/2024.

Sir,

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

**Objection-1:**1. The plan Approved over an area A0.105 and uploaded ROR it has been recoded A0.105 for this Project plot no-44, but promoter applied for registration over an area A0.067. So the Above mismatch area needs to clarify.

**Clarification:**We have applied for registration over an area of A0.067 O/o A0.105, because A0.038 dec O/o A0.105 decimal of area is the road affected area which is being gifted to BDA.

**Objection-2:**The plan Approved over an area A0.230 and uploaded ROR it has been recoded A0.230 for this Project plot no-45, but promoter applied for registration over an area A0.167. So the Above mismatch area needs to clarify.

**Clarification:**We have applied for registration over an area of A0.167 O/o A0.230, because A0.063 O/o A0.230 decimal of area is the road affected area which is being gifted to BDA.

**Objection-3:**The plan Approved over an area Ac 2.105 and uploaded ROR it has been recoded Ac 2.105 for this Project plot no-49, but promoter applied for registration over an area Ac 1.206 (4881.84 sqm). So the Above mismatch area needs to clarify.

**Clarification:**We have applied for registration over an area of Ac.1.206 decimals O/o Ac.2.105 decimals which is by mistaken mentioned instead of Ac.1.287decimals O/o Ac.2.105 decimals. Because Ac.818 decimals O/o Ac.2.105 decimals of area is the road affected area and open space which is being gifted to BDA. Further, we have updated the correct area i.e.Ac.1.287decimals in Annexure-II.

**Objection-4:**1. Promoter to upload Development Agreement as per Govt. Notification No.- 10287-I-Legis-17/2021/L on dtd.- 05-10-2021 in proper place.

**Clarification:**Development agreement uploaded in its respective place.

**Objection-5:**The Promoter to rectify the Particulars of the Persons, land/plot details and Share of the Land Owner in Annexure-II. The promoter has mentioned share of land owner Prafulla Kumar Senapati and other have share 50% in place `Development Agreement` where as in share allocation agreement it has been mentioned as 36% . Needs to be rectified



**Clarification:**The percentage of land owner share is 36% which is by mistaken mentioned as 50% in Annexure-II which is now corrected as 36% in Annexure-II.

**Objection-6:**The promoter has applied for a portion area of plots for registration in Annexure-2 and why the full plot area of plots have been delineated needs to be clarified.

**Clarification:**We have applied for a portion of plot area for registration because the full plot which is 9874.33 sqm is the project plot but out of full plot some portion which is 3716.32Sqm of the plots are road affected and open space which is being gifted to BDA. Hence, we have applied registration after deducting gift area but delineated full plots.

**Objection-7:**The sub-plot wise share updated is found not tallied with Share mentioned in allocation agreement made in between land owner Sabyasachi Senapati and promoter. Need to be rectified.

**Clarification:**The sub-plot wise share updated correctly in compliance with Share Allocation. The layout plot number, area and dimension updated correctly as per share allocation.

**Objection-8:**Uploaded allotment letter format and appears not in order. A fresh format mentioning of sub-plot wise area with composite revenue plots and area needs to be uploaded.

**Clarification:**Uploaded corrected allotment letter format.

**Objection-9:**Not uploaded conveyance deed format . Needs to be uploaded in its proper place.

**Clarification:**Conveyance deed format uploaded in its respective place.

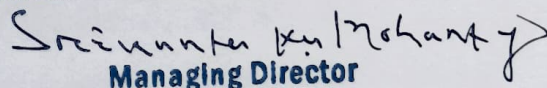
**Objection-10:**A statement with a list of all sub-plots and area with composite revenue plots and area needs to be uploaded.

**Clarification:**Statement is uploaded under additional document section.

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.

Yours sincerely,

**GAJALAXMI CONSTRUCTION PVT. LTD.**

  
**Managing Director**

Authorised Signatory

For M/S. GAJALAXMI CONSTRUCTION PVT LTD