



TO

The Chairperson,
Odisha Real Estate Regulatory Authority,
Block-A1, 3rd Floor, Toshali Bhawan, Satya Nagar
Bhubaneswar-751007

Sub: Regarding Clarification to the objection raised by ORERA on Dt.02/05/2023 .

Sir,

With reference to the subject cited above, I have received objection on my project "Krishna Manor" on dated 02.05.2023. Here with I am submitting clarification to the objection:

Objection-1: Project Location needs to be updated properly.

Clarification: A Proper Project Location has been updated.

Objection-2: The Promoter to upload a continuous EC from 01.01.1995 to till date with transaction details. The Promoter to upload high resolution scan copy of original ROR in proper place.

Clarification: Latest Ec has been uploaded from 01.01.1995 to 11.05.2023 & high resolution scan copy of original ROR has been uploaded in proper place.

Objection-3: The Promoter to upload a continuous EC from 01.01.1995 to till date with transaction details. The Promoter to upload high resolution scan copy of original ROR in proper place. As Per uploaded ROR Khata No-382/292 it is found that the father's name of RT is Sribaschha Mohapatra. But in Khata No-382/327 the father's name of RT has been mentioned as Sribasa Mohapatra. Needs to Clarify.

Clarification: Latest Ec has been uploaded from 01.01.1995 to 11.05.2023 & high resolution scan copy of original ROR has been uploaded in proper place. There was a vernacular typical mistake in father name Mr. Sribatsa Mohapatra to convert from English to Odia.

Objection -4: The Promoter to upload a continuous EC from 01.01.1995 to till date with transaction details. The Promoter to upload high resolution scan copy of original ROR in proper place.

Clarification: Latest Ec has been uploaded from 01.01.1995 to 11.05.2023 & high resolution scan copy of original ROR has been uploaded in proper place.

Objection -5: The Promoter to upload a continuous EC from 01.01.1995 to till date with transaction details. The Promoter to upload high resolution scan copy of original ROR in proper place. As Per uploaded ROR Khata No-382/292 it is found that the father's name of RT is Sribaschha Mohapatra. But in Khata No-382/328 the father's name of RT has been mentioned as Sribasa Mohapatra. Needs to Clarify.

KRISHNA PROPERTIES & DEVELOPERS PVT. LTD.

Devi Prasad
Director

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Clarification: Latest Ec has been uploaded from 01.01.1995 to 11.05.2023 & high resolution scan copy of original ROR has been uploaded in proper place. There was a vernacular typical mistake in father name Mr. Sribatsa Mohapatra to convert from English to Odia.

Objection -6: The Promoter to upload a continuous EC from 01.01.1995 to till date with transaction details. The Promoter to upload high resolution scan copy of original ROR in proper place.

Clarification: Latest Ec has been uploaded from 01.01.1995 to 11.05.2023 & high resolution scan copy of original ROR has been uploaded in proper place.

Objection -7: The Promoter to upload a continuous EC from 01.01.1995 to till date with transaction details. The Promoter to upload high resolution scan copy of original ROR in proper place. The Promoter to upload all the title flow documents like GPA, Development Agreement, Share Allocation Agreement, etc in proper place. ROR relating to project plot No 258 (sl.6) stands recorded in the name of Balaram Sundaray and Others. How it has been mentioned as Title Holder (Current ROR): Promoter needs to be clarified.

Clarification: Latest Ec has been uploaded from 01.01.1995 to 11.05.2023 & high resolution scan copy of ROR has been uploaded in proper place.

Objection -8: The Promoter to upload a continuous EC from 01.01.1995 to till date with transaction details. The Promoter to upload high resolution scan copy of original ROR in proper place. As Per ROR it is found that Khata No-382/302 has been mentioned. But Promoter applied for registration Khata No-382/290 in Annexure-II. Needs to rectify.

Clarification: Latest Ec has been uploaded from 01.01.1995 to 11.05.2023 & high resolution scan copy of original ROR has been uploaded in proper place. Correct khata number has been rectified.

Objection -9: The Promoter to upload a continuous EC from 01.01.1995 to till date with transaction details. The Promoter to upload high resolution scan copy of original ROR in proper place. As Per uploaded EC it is found that this Project plot has been mortgaged in SBI Vide documents No-0716 dt.10.03.2023. But Promoter applied for registration over full area of the above plots. Needs to clarify.

Clarification: Latest Ec has been uploaded from 01.01.1995 to 11.05.2023 & high resolution scan copy of original ROR has been uploaded in proper place. Regarding Mortgage Affidavit & Bank Sanction letter has been attached.

Objection -10: The Promoter to upload a continuous EC from 01.01.1995 to till date with transaction details. The Promoter to upload high resolution scan copy of original ROR in proper place. As Per uploaded EC it is found that this Project plot has been mortgaged in SBI Vide documents No-0716 dt.10.03.2023. But Promoter applied for registration over full area of the above plots. Needs to clarify.

Clarification: Latest Ec has been uploaded from 01.01.1995 to 11.05.2023 & high resolution scan copy of original ROR has been uploaded in proper place. Regarding Mortgage Affidavit & Bank Sanction letter has been attached.

Objection -11: The Promoter to upload a continuous EC from 01.01.1995 to till date with transaction details. The Promoter to upload high resolution scan copy of original ROR in proper place. As Per uploaded EC it is found that this Project plot has been mortgaged in SBI Vide documents No-0716 dt.10.03.2023. But Promoter applied for registration over full area of the above plots. Needs to clarify.

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Director

Clarification: Latest Ec has been uploaded from 01.01.1995 to 11.05.2023 & high resolution scan copy of original ROR has been uploaded in proper place. Regarding Mortgage Affidavit & Bank Sanction letter has been attached.

Objection -12: The Promoter to upload a continuous EC from 01.01.1995 to till date with transaction details. The Promoter to upload high resolution scan copy of original ROR in proper place.

Clarification: Latest Ec has been uploaded from 01.01.1995 to 11.05.2023 & high resolution scan copy of original ROR has been uploaded in proper place. Regarding Mortgage Affidavit & Bank Sanction letter has been attached.

Objection -13: The Promoter to upload a continuous EC from 01.01.1995 to till date with transaction details. The Promoter to upload high resolution scan copy of original ROR in proper place.

Clarification: Latest Ec has been uploaded from 01.01.1995 to 11.05.2023 & high resolution scan copy of original ROR has been uploaded in proper place. Regarding Mortgage Affidavit & Bank Sanction letter has been attached.

Objection -14: The Uploaded Advocate's report is on other mouza-Pandara but not related to this project. The report of Advocate's having experience more than 10 years needs to be uploaded.

Clarification: Advocate report has been uploaded.

Objection -15: Upload Development Agreement.

Clarification: There is no Development Agreement with this Project. All Plot are in the name of Promoter.

Objection -16: The Validity date found not mentioned either in approved sub-division lay out plan or plan approval letter where as updated 10.04.2028.Needs to be clarified.

Clarification: The Validity date is mentioned in approved sub-division layout plan.

Objection -17: The Validity date found not mentioned either in approved sub-division lay out plan or plan approval letter where as updated 10.04.2028.Needs to be clarified.

Clarification: The Validity date is mentioned in approved sub-division layout plan.

Objection -18: Uploaded approved site plan drawing in place of colour lay out plan. Layout Plan (As per ORERA guideline) Signed by the promoter and architect needs to be uploaded.

Clarification: As Per ORERA guideline colour lay out plan has been uploaded.

Objection -19: Location Map Uploaded but found not in order. Project Area map (Location Map) afresh delineating project area with geo-coordinates of all the band points indicating longitude and latitude needs to be uploaded. The detailed status of approach road to the project needs to be uploaded.

Clarification: A fresh Location Map with geo-coordinates of all the bends points indicating longitude and latitude has been uploaded.

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Devi Rani
Director

Objection -20: "Geo-coordinates of Project Area: Location Map With geo-coordinates of bend points" Updated 3 bend points. Geo-coordinates of all the bend points as per rectified cadastral map need to be updated.

Clarification: Geo-coordinates of all the bend points as per rectified cadastral map has been uploaded.

Objection -21: "Annexure-II" As per uploaded plan approval letter it is found that total land area has been mentioned as 15549.43 Sqm or A3.842. but uploaded site plan & drawing plan mentioned as A3.841 or 15549.57 Sqm. The Promoter has applied for registration over an area A4.752 or 15549.56 Sqm., 15549.56 Sqm is equal to A3.842. Needs to clarify.

Clarification: Total Land is 3.841 acres comprising of 12 nos. of revenue plots and the same has been uploaded in annexure-II. If there is any mismatch then it was typical mistakes. Please verify as follows:

SL. NO.	REVENUE PLOT NO	KHATA NO	AREA IN SQM	AREA IN ACRES
1	195	382/327	2590.92	A0.640
2	194	382/292	2064.64	A0.510
3	192/716	382/291	769.18	A0.190
4	193	382/328	566.76	A0.140
5	253/1166	382/302	2048.45	A0.506
6	254/1167	382/302	380.54	A0.094
7	258/1403	382/462	263.14	A0.065
8	259	382/290	1214.50	A0.300
9	192	382/334	2064.64	A0.510
10	191	382/300	2590.92	A0.640
11	181/1374	382/427	445.31	A0.110
12	181/1375	382/428	550.57	A0.136
TOTAL			15549.57 Sqm.	A3.841

Objection -22: "Facilities to be provided" The details about water and power supply to the project need to be uploaded.

Clarification: Water & Power Supply Noc is not asked by the concerned local authority & since the project is a plotted scheme, the same shall not be applicable and we shall not promote to provide the same.

Date: 02.05.2023
Place: Bhubaneswar

KRISHNA PROPERTIES & DEVELOPERS PVT. L^{TD}

Debar
Director