

I N F R A P R O J E C T S

CIN - U45202OR1998PTC005518

Ref. No.: OU/0011/2021-22

Date: 09.10.2021

To

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

Sub: Clarification for Khata No-517, Plot No- 1508, Khata No-729/3669, Plot No- 1508 /5097 and Khata No-729/1054, Plot No- 1508 /3530

Dear Sir,

We M/S OU INFRAPROJECTS PRIVATE LIMITED ,consequent upon name change in the Register of Companies Orissa, Cuttack with effect from 13th July 2021 (FORMERLY KNOWN AND NAMED AS M/S MJ ACCRETION PRIVATE LIMITED) a Private Limited Company ,duly incorporated and registered under the provisions of the Companies Act,1956 and now deemed to be registered under the provisions of the Companies Act,2013 and having its Registered Office at Gandhi Nagar, P.O./Town/Dist- Rayagada, Odisha- 765001 represented by its Director & authorized signatory Mr. Sidharth Sekhar Mohapatra, aged about 35 years, S/o-Mr. Umesh Chandra Mohapatra , resident of Flat No- A-404,Sakun Palace, Lane – 5, Near Biju Pattnaik College, Jaydev Vihar, P.O-Regional Research Laboratory ,Bhubaneswar,Dist.- Khurda, authorized vide Board Resolution dated - 09/10/2020, and subsequently ratified on 04/10/2021, consequent upon name change hereinafter referred to as the “Promoter” (CIN: U45202OR1998PTC005518,DIN.No-03617754, PAN-AAGCS4688H), the Promoter of the project “9 Boulevard”, Raghunathpur, Bhubaneswar begs to submit herewith the following for your kind consideration.

1.That, as per the settlement ROR of Khata No-517 (Recorded tenant ,Pratap Raut and others , the initial area of plot no-1508 was Ac 0.300 decimal ,kabjwari possession note in the name of Babaji Rout and Achuti Rout .)

As per this noting it is concluded that Babaji Rout and Achuti Rout are the title holder of plot no. -1508 having an area of Ac 0.300 decimal

2. That, as per RSD no-3084 dated 2/3/2009 both the RT sold an area Ac 0.62.5 decimal to Basanti Rout .It has been mutated in the name Basanti Rout and mutation ROR has been issued having an area of Ac 0.60 decimal instead of Ac 0.062.5 and this mutated plot and area is under our project bearing plot no -1508 /5097.

That, after the above deed execution, the remaining area of this plot comes Ac 0.237.5 decimal rounded up to Ac 0.238 decimal.

Reg. Office: Gandhi Nagar, Rayagada, Odisha, PIN - 765001



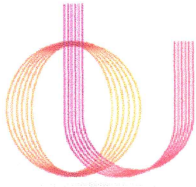
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Corp. Office: Plot No-687/2365,Jayadev Vihar,
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Therefore, the RT (Babaji Rout and Achuti Rout) remained the title holder of plot no-1508 having an area Ac 0.238 decimal.

3. That ,the Legal heir of RT Achuti Rout, namely Bholi Rout and Sukanta Rout both are the son of Late Achuti Rout delegated the Power in favour of our company for an area of Ac 0.119 decimal (1/2 of Ac 0.238 decimal)

Then, Babaji Rout sold an area of Ac 0.062.5 decimal from his share out of an area of Ac 0.119 decimal of plot no 1508 to Bijaya Rout and Akshya Rout both son of Late Charana Rout vide RSD No- 3088 dated 2/3/2009 and it has been mutated in the name of Bijaya Rout and Akshya Rout bearing mutation plot no-1508/3530 ,this mutated Plots area is under our project .

4. That, there after the RT (Babaji Rout) delegated the Power to our company for an area of Ac 0.57 decimal (Ac 0.119 decimal – Ac0.062.5 decimal =Ac 0.056.5 decimal)

That, as per the above two GPA the RTs has delegated for a total area of Ac 0.176 decimal (Ac 0.119 and Ac 0.057 decimal respectively).

5. That, as per the mutation deducting the mutated area from this plot it has been recorded as Ac 0.178 decimal in the ROR instead of Ac 0.176 decimal .

As per the settlement ROR the principal area of plot no- 1508 under khata no-517 was Ac 0.300 decimal or 1214.13 sq.mtr

6.The area as per ROR,GPA & application in annex-2 is detailed in the table below

S.I.No.	Plot No.	Recorded Area in Decimal	GPA Area in Decimal	Applied Area in sqmtr
1	1508	178	176	720.38
2	1508/5097	60	62.5	243
3	1508/3530	62	62.5	251
	Total Area	300	301	1214.38

In view of the above submissions/clarifications may kindly be accepted and necessary steps may be taken for the issuance of the registration certificate in our favour.

With Regards

Yours sincerely

M/S OU INFRAPROJECTS PRIVATE LIMITED

(Mr. Siddhartha Sekhar Mohapatra)

DIRECTOR

Director, DIN- 03617754

(CIN: U45202OR1998PTC005518)

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