

12 FEB 2024



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Regd. No.-7791/2006
66AA 391294

AFFIDAVIT

I **Mr. SRIKANTA KUMAR MOHANTY**, aged about 40 years, Son of Ratnakar Mohanty, resident of Plot No.319, Nuagaon Municipality Road, Sisupalgarh, Bhubaneswar, District-Khordha, Odisha, do hereby solemnly affirm declare and clarify as under:-

1. That I am the Managing Director of M/s. GAJALAXMI CONSTRUCTION PVT LTD, having its office At- Nuagaon Municipality Road Nathapur, PS-Dhauri, PO- Sisupalgarh, Bhubaneswar, Odisha, India, 751002.
2. That I am the Authorised signatory in respect of the Project namely **GAJALAXMI DREAMS**, developed on Plot No.44 Khata No.377/926, Plot No.45 Khata No.377/817, Plot No.49 Khata No.377/265, Mouza-Kuha, Tahasil-Jatni, PS-Airfield, Dist-Khordha, PIN-751002.
3. That as per the development agreement executed on dtd.**23.08.2023** vide Document No.**11122305052**, the share of the land owner (**Sabyasachi Senapati**) is **2 Nos.** of **1200 Sqft** sub-plots with duplex houses constructed over those two sub-plots.
4. That, subsequently the land owner demanded 2 sub-plots with an area of **1513 Sq.ft. &1305 Sq.ft** instead of 2 sub-plots of 1200 Sq.ft. each. Further, the promoter and the land owner mutually agreed upon it and decided that 2 Nos. of sub-plots of **1513 Sq.ft. &1305 Sq.ft** will be given to the Land Owner and same has been mentioned in the Share Allocation Agreement.

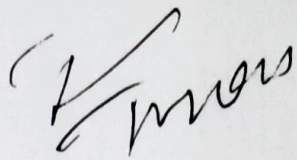
Above declaration clarifies that the share of the land owners complies with the approved plan, development agreement and share allocation agreement.

GAJALAXMI CONSTRUCTION PVT. LTD.

Srikanta K. Mohanty
Deponent
Managing Director



Jagyneswar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khurda
Regd. No.-7791/2009



Verification

The contents of my above Affidavit cum-Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Bhubaneswar on this 12th day of February, 2024.

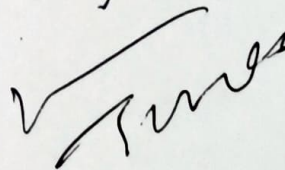
GAJALAXMI CONSTRUCTION PVT. LTD.

S. Praveen Kumar Mohanty

Managing Director

Deponent

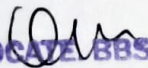
Sabyasachi Sinapati



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IDENTIFIED BY ME

ADVOCATE BBSR



Jagyneswar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khurda
Regd. No.-7791/2009



12 FEB 2024

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AFFIDAVIT

66AA 391295

I Mr. **SRIKANTA KUMAR MOHANTY**, aged about 40 years, Son of Ratnakar Mohanty, resident of Plot No.319, Nuagaon Municipality Road, Sisupalgarh, Bhubaneswar, District-Khordha, Odisha, do hereby solemnly affirm declare and clarify as under:-

1. That I am the Managing Director of M/s. GAJALAXMI CONSTRUCTION PVT LTD, having its office At- Nuagaon Municipality Road Nathapur, PS- Dhauli, PO- Sisupalagarh, Bhubaneswar, Odisha, India, 751002.
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3. That as per the development agreement executed on dtd. **29.01.2021**, the share of the land owners (**Prafulla Kumar Senapati & others**) is **36%** and promoter's share is **64%** of the total number of sub-plots developed over the Plot No.49 Khata No.377/265. Total **42** number of sub-plots is to be developed over this plot as per the approved layout plan and 36% of 42 Nos. is 15.12 Nos. But Promoter has given **16 Nos.** of sub-plots to the Land Owners and kept **24Nos.** in their own part as per the mutual understanding between the Land Owners & Promoter and the same has been mentioned in the share allocation agreement as well.
4. Further, as per Point No.8 of Page No.4 of the development agreement, it was mutually agreed that the promoter will sell **50%(i.e.12Nos. O/o 24 Nos.)** of the sub-plots from his share. After that promoter will develop duplex houses on **50%(i.e. 8 Nos. O/o 16 Nos.)** of sub-plots allocated to Land owner i.e. Promoter will develop duplex houses for Land Owners over the sub-plots allocated to Land Owners and handover to Land Owners.

After this the promoter will be allowed to sell next **50% (i.e. rest 12 Nos.)** of the sub-plots from promoter's share. Promoter after selling all the sub-plots (24 Nos. O/o 24Nos.) from its share will develop duplex houses again on rest **8 Nos.** of sub-plots allocated to Land Owners and handover to Land Owners.



Jagyneswar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khurda
Regd. No.-7791/2009

[Handwritten Signature]

Above declaration clarifies that the share of the land owners complies with the approved plan, development agreement and share allocation agreement.

GAJALAXMI CONSTRUCTION PVT. LTD.

[Handwritten Signature]
Deponent
Managing Director

Verification

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Verified by me at Bhubaneswar on this 12th day of February, 2024.

GAJALAXMI CONSTRUCTION PVT. LTD.

[Handwritten Signature]
Deponent
Managing Director

Prufulla Kumar Senapati

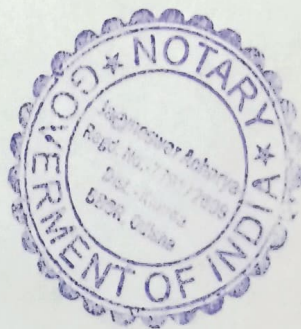
Akshay Kumar Senapati
ଝାଞ୍ଜନାପୁର ଗ୍ରାମପଞ୍ଚାୟତ

Ajaya Kumar Senapati

[Handwritten Signature]

IDENTIFIED BY ME

[Handwritten Signature]
ADVOCATE, BBSR



Jagyneswar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khurda
Regd. No.-7791/2009