



METRO GARDEN ESTATE PVT. LTD.

REGD. OFFICE: "Metro Riverview Complex", Sunshine Field
Ring Road, Cuttack-753002, Orissa, INDIA
Tel. : (0671) 2415296/2417764, Fax : (0671) 2415296
Website : www.metrobuildersorissa.com
CIN No. : U01403OR2015PTC018825

MGEPL/2020/196

Date: 26-10-2020

To

**The Chairperson
ORERA
Bhubaneswar**

Sub : Clarification for Plot Number 135, 177 & 178 (Metro 100 Acres – Ananta) Promoter company should be the attorney holder:

Ref : ORERA Online registration Application Ref No. **ORERA1119633321** dtd. **20-02-2020** and online objection note updates on ORERA Website dtd. 19-10-2020 **reg. Attorney Holder Name**

Respected Sir,

Inviting a kind reference to the above and w.r.t. the objections received on ORERA Website updates as regards to our pending project registration, we, most respectfully, would like to clarify some references from the Power of Attorney Document executed as explained below:-

- (1) That, as per the T.P.ACT, A General Power of Attorney is one, by which an instrument is executed by the Principal, authorising the undersigned, as Managing Director of M/s. Metro Garden Estate Pvt. Ltd. to perform certain acts and deeds in general, on his/her behalf. Hence, it is quite reasonable that, all three Power of Attorney have already been executed in favour of M/s. Metro Garden Estate Pvt. Ltd. represented by its Managing Director (Ms.) Sofia Firdous
- (2) That, as per the Endorsement under section 52, It is lawfully accepted by the Principal and the document registered in the name of the Managing Director, Metro Garden Estate Pvt. Ltd. and there is no option of Individual person. Hence, It is quite justifiable that, as the Second party, as mentioned in the "E-Stamp Receipt" and "Registered POA with Possession Deed" is Sofia Firdous, Managing Director, Metro Garden Estate Pvt Ltd.
- (3) That as per the **Registered POA With Possession Deed Details**, Valuation Report , Application No. 1121604583 , Registering office : Jatni, It is clearly mentioned and admitted as below :

Representative Name : Sofia Firdous, Managing Director of Ms Metro Garden Estate Pvt Ltd

Institution Name : M/s. Metro Garden Estate Pvt Ltd

Representative Designation : Managing Director

Under Second party detail, Interest/Type : Attorney/ Institution

The above clarifies that the document has been admitted in the name of institution MS Metro Garden Estate Pvt Ltd attached as **ANNEXURE-A**.

- (4) All **Signatures** have been done "For Metro Garden Estate pvt Ltd", Authorised signatory, Sofia Firdous
- (5) The **Pan card** of the company has been attached in the documents
- (6) The document has been admitted and **stamp duty** at prevailing rate was paid for the same
- (7) Under the "**Memorandum of Agreement**" Referring to page '28' of "Power of Attorney" in odia, (Dwitiya Pakhya Nama & Dhama), It is mentioned : M/s. Metro Garden Estate Pvt Ltd , Metro Riverview complex, PO Chandni chowk, PS Lalbag, Town and District Cuttack 2, Represented by Sofia Firdous

Attached as **ANNEXURE B**

- (8) As per Sale deed of Plot no. 179 , Page no. 3 , It is clearly mentioned that sale deed has been done in favour of M/s. **Metro Garden Estate pvt Ltd Represented by its Managing Director, Sofia Firdous. But in all the Encumbrance certificates**, the District Sub-Registrar, Jatni (registering authority) admitted under Instrument of registration by issuing Certificate of encumbrance of property, conforming the Second Party is Sofia Firdous, Managing Director, M/s. Metro Garden Estate Pvt Ltd

Attached as **ANNEXURE C**

- (9) Further submitted that, As per the power of attorney in **page no. 2** , on which it is expressed that, **The executants have entered into a collaboration agreement dated 23.07.2016 with M/s. Metro Garden Estate Pvt. Ltd. represented by its Managing Director, Sofia Firdous, and**

it is mentioned on **page no. 4** that, "**The executants had undertaken to execute Power of Attorney in favour of the Builder/Contractor company. The land owners/ Principal being preoccupied with their pursuit of life had given an offer to M/s. Metro Garden Estate Pvt Ltd . The company having appraised the executants and informed that their Managing Director, Sofia Firdous shall be the attorney holder.**"

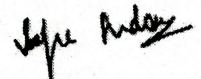
Sofia Firdous is not an individual here, She is the representative of M/s. Metro Garden Estate Pvt Ltd as the Managing Director.

Moreover, there is no Model Deed or Standard Format of Power of Attorney of the State Government. The Power of attorney document has been accepted and admitted by the Sub-registrar at the time of execution of the same.

In view of above, I very humbly request you to be kind enough to consider above facts and grant ORERA Registration for the project Metro Uday, for which, we shall be grateful.

Thanking you

Yours faithfully
For Metro Garden Estate Pvt. Ltd.



(Sofia Firdous)
Managing Director

ANNEXTURE A



Valuation Report

Applicator No- **1121604582**

Registration Office- **JATANI**

DEED DETAILS

Application type **POA WITH POSSESSION**

Status- Fee Collected

Application No.	Execution Date	Presentation Date	Book No.	No. of Pages	Registration No	Registration Date
1121604582	22 OCT 16	22 OCT 16	1	8		

FEE DETAIL : (IN ₹.)			
Stamp Duty :	63000	Registration Fee :	25710
Consideration Amount :	1260000	A18(iii) & A(1):	25450
Benchmark Value :	1260000	Incidental Fee Details	
		User Charges :	220

FIRST PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address	Permanent Address
PRAMILA JEAA	HUSBAND	BABULI JEENA ALIAS PRAMOD KUMAR JEENA	Female	44	HOUSE WIFE	General	PRINCIPAL/SELL	YES	YES	AT- BELAPARA, PS- JATANI, DIST- KHURDA	

SECOND PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address	Permanent Address
SOPIA FIRFOUS MANAGING DIRECTOR OF METRO GARDEN ESTATE PVT LTD				25		GENERAL	ATTORNEY/INSTITUTION			AT- SAIDANI BAGICHA, PO- TULSIPUR, PS- LALBAG, DISI- CUTTACK	
Representative Name			Institution Name			Representative Address			Representative Designation		
SOPIA FIRFOUS MANAGING DIRECTOR OF METRO GARDEN ESTATE PVT LTD			METRO GARDEN ESTATE PVT LTD			AT- SAIDANI BAGICHA, PO- TULSIPUR, PS- LALBAG, DIST- CUTTACK			MANAGING DIRECTOR		

IDENTIFIER DETAILS

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
BABULI JEENA	BHIRMACHIARI JEENA	AS SAME PLACE	MALE	0	Others	0

PROPERTY DETAILS

District	Village/Mouja- Thana	Khata	Plot	Area	Kisam Type	Market Value	Sabak Khata No.	Sabak Plot No.
KHURDA	KHOLADWAR-5	328	135	0.36 Acre (360Decimal)	SARAI ANA JALA SECHITA-2	1260000	Not Available	Not Available
East		West		North		South		Property Transaction Details
PLOT NO 178 AND 179		PLOT NO 133 AND 134		PLOT NO 1417,1418,1419,1420		PLOT NO 132 AND 180		POWRI AREA AC 0.360DC, SABIJ KHATA 409, SABIJ PLOT 214

The total transacted area is: 0.36 acre(s).

APPLICATION ID CREATED BY : SANGEETA PATNAIK

DOCUMENT ENTERED BY : SANGEETA PATNAIK



Valuation Report

Application No- **1121604583**

Registration Office - **JATANI**

DEED DETAILS							
Application Type: POA WITH POSSESSION							Status - Fee Collected
Application No.	Execution Date	Presentation Date	Book No.	No. of Pages	Registration No.	Registration Date	
1121604583	22-OCT-16	22-OCT-16	1	8			

FILE DETAILS (In ₹)			
Stamp Duty	26250	Registration Fee :	11010
Consideration Amount :	525000	A18(iii) & A(1):	10750
Benchmark Value :	525000	Incidental Fee Details	
			User Charges :
			220

FIRST PARTY DETAILS											
Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address	Permanent Address
BABULI JEJALI ALIAS PRABHOD KUMAR JEJALI	FATHER	BRAHMACHARI JEJALI	MALE	55		General	PRINCIPAL/SELF	YES	YES	AT- KHOLADWARA,PS- JATANI,DIST- KHURDA	
BRAHMACHARI JEJALI	FATHER	LATE GOPALA JEJALI	MALE	90		General	PRINCIPAL/SELF	NO	YES	AT- KHOLADWARA,PS- JATANI,DIST- KHURDA	

SECOND PARTY DETAILS											
Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address	Permanent Address
SOPIA FIRDOUS MANAGING DIRECTOR OF MS METRO GARDEN ESTATE PVT LTD				25		GENERAL	ATTORNEY/INSTITUTION			AT-METRO REVIEW COMPLEX, SUN SHINE FIELD EAST CUTTACK- 2,DIST- CUTTACK	AT SAIDANI BAGICHA,PO- TULSIPUR,PS- LAIBAG,TOWN,DIST- CUTTACK
Representative Name			Institution Name				Representative Address			Representative Designation	
SOPIA FIRDOUS MANAGING DIRECTOR OF MS METRO GARDEN ESTATE PVT LTD			MS METRO GARDEN ESTATE PVT LTD.				AT-METRO REVIEW COMPLEX, SUN SHINE FIELD EAST CUTTACK-2, DIST-CUTTACK			MANAGING DIRECTOR	

IDENTIFIER DETAILS							
Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof	
PRAMIL JEJALI	BABALI JEJALI	AS SAME PLACE	FEMALE	0	Others	V	

PROPERTY DETAILS								
District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	Market Value	Sabak Khata No.	Sabak Plot No.
KHURDA	KHOLADWAR-5	376	178	0.15 Acre (150Decimal)	SARAD ANA JALA SECHETA-2	525000	Not Available	Not Available
East		West		North		South		
PLOT NO 177		PLOT NO 135		PLOT NO 136,1422,1421		PLOT NO 179		
Property Transaction Details								
POWER OF ATTORNEY AC.0.150 DECS FULL PLOT-SABIK KHATA-307, SABIK PLOT NO-473								

The total transacted area is: 0.15 acre(s).

APPLICATION ID CREATED BY : MOHESWAR MOHANMAD
DOCUMENT ENTERED BY : MOHESWAR MOHANMAD



Valuation Report

 Application No- **1121800342**

 Registration Office- **JATANT**

DEED DETAILS

 Application Type- **POA WITH POSSESSION**

 Status- **Pending for Fee collection**

Application No.	Execution Date	Presentation Date	Book No.	No. of Pages	Registration No	Registration Date
1121800342	19-JAN-18	19-JAN-18	1	10		

DEED DETAILS (In ₹)

Stamp Duty :	35000	Registration Fee :	0
Consideration Amount :	700000	A18(III) & A(1):	14250
Benchmark Value :	3815000	Incidental Fee Details	
		User Charges :	250

FIRST PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address	Permanent Address
DWIJA JENA	FATHER	LATE BALA JENA	MALE	62	Cultivation	General	PRINCIPAL/SELF	YES	YES	AT- BELAPARA, PS- JANLA, DIST- KHURDA	

SECOND PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address	Permanent Address
SOFIA FORDOUS MANAGING DIRECTOR OF METRO GARDEN ESTATE PVT LTD				25			GENERAL ATTORNEY/INSTITUTION			AT- SAIDANI BAGICHA, TULASIPUR, PS- LALBAG, DIST- CUTTACK	
Representative Name			Institution Name				Representative Address			Representative Designation	
SOFIA FORDOUS MANAGING DIRECTOR OF METRO GARDEN ESTATE PVT LTD			MS METRO GARDEN ESTATE PVT LTD				AT- SAIDANI BAGICHA, TULASIPUR, PS- LALBAG, DIST- CUTTACK			MANAGING DIRECTOR	

IDENTIFIER DETAILS

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
KANGRES JENA	DWIJARAJ JENA	AS SME PLACE	MALE	0	Others	V

PROPERTY DETAILS

District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	Market Value	Sabak Khata No.	Sabak Plot No.	
KHURDA	KHOLADWAR-5	202	183	0.07 Acre (70Decimal)	SARAD ANA JALA SECHITA-2	315000	Not Available	Not Available	
East		West		North		South		Property Transaction Details	
PLOTNO-184		PLOTNO-180		PLOTNO-179		PLOTNO-182		POWER AREA A0.070DEC FULL PLOT, TOTAL ONE MOUZA, ONE KHATA, TWO PLOTS, TOTAL POWER AREA A0.140DECS	
KHURDA	KHOLADWAR-5	202	177	0.07 Acre (70Decimal)	SARAD ANA JALA SECHITA-2	350000	Not Available	Not Available	
East		West		North		South		Property Transaction Details	
PLOTNO-186		PLOTNO-178 AND 179		PLOTNO-176 AND 136		PLTNO-144		POWER AREA A0.070DEC FULL PLOT	

 The total transacted area is: **0.14 acre(s)**.

APPLICATION ID CREATED BY : SANGEETA PATNAIK

DOCUMENT ENTERED BY : SANGEETA PATNAIK

ANNEXTURE B

MEMORANDUM OF UNDERSTANDING

ପ୍ରଥମପକ୍ଷମାନଙ୍କ ନାମ ଓ ଧାମ : (୧) ଶ୍ରୀ ବାବୁଲି ଜେନା ବୟସ ୫୫ ବର୍ଷ, ପିତା: ଶ୍ରୀ ବ୍ରହ୍ମଚାରୀ ଜେନା, (୨) ଶ୍ରୀ ବ୍ରହ୍ମଚାରୀ ଜେନା, ବୟସ ୫୯ ବର୍ଷ, ପିତା: v ଗୋପାଳ ଜେନା, ସା: ବଡ଼ଚୋଟା, ପୋ.ଅ: ଖୋଲାନାଦାର, ଥାନା: ଜଟଣୀ, ଜିଲ୍ଲା: ଖୋର୍ଦ୍ଧା। ସମସ୍ତଙ୍କ ଜାତି: ଖଣ୍ଡାୟତ, ପେଶା: ଚାଷୀଆଦି।

ଦ୍ୱିତୀୟପକ୍ଷଙ୍କ ନାମ ଓ ଧାମ : METRO GARDEN STATE PRIVATE LIMITED, METRO RIVERVIEW COMPLEX, PO: CHANDINICHOWK, PS: LALBAG, TOWN & DIST: CUTTACK-2 ତରଫରୁ ମ୍ୟାନେଜିଙ୍ଗ୍ ଡାଇରେକ୍ଟର ସୋଫିଆ ପିରବୋସ, ବୟସ ୫୨ ବର୍ଷ, ପିତା: ମହମ୍ମଦ୍ ମୋକିମ୍, ଜାତି: ମୁସଲମାନ, ପେଶା: ବ୍ୟବସାୟଆଦି, ସା: ସଇଦାନି ବରିତା (ରେବା କଲୋନି), ପୋ.ଅ: ତୁଳସୀପୁର, ଥାନା: ଲାଲବାଗ, ସହର ଓ ଜିଲ୍ଲା: କଟକ-୨।

କି ପ୍ରକାର ଦଲିଲ : ଡେଭଲପମେଣ୍ଟ ଓ ଡ୍ରାଫ୍ଟିଂ ଘର ନିର୍ମାଣ ନିମନ୍ତେ ରୁଚିପତ୍ର।

ସର୍ତ୍ତ : (୧) ଏହିକି ଆମେ ପ୍ରଥମପକ୍ଷ ନିମ୍ନ ଚର୍ଚ୍ଚାସିଲ ବର୍ଷିତ ସଂପର୍କିତ ମାଲିକ ଅର୍ଥୁ ଏବଂ ଆମ ନାମ ଚର୍ଚ୍ଚାସିଲ ସଂପର୍କି ପକ୍ଷେ ପ୍ରଚଳିତ ଖତିୟାନରେ ଦରଜ ଆଇ ଚର୍ଚ୍ଚିରେ ଆମେ ପ୍ରଥମପକ୍ଷ ଏକାଏକ ନିରାପଦେ ନିରବଚ୍ଛିନ୍ନ ଭାବେ ସାମା ସରହଦ ବଜାୟ ରଖି ମାଲିକ ସହାୟକାର ଓ ଦଖଲକାର ରହି ରୋଗଦଖଲ କରିଆସୁଅଛୁ ଏବଂ ଆସୁଅଛୁ। ଧାର୍ଯ୍ୟ ଖଜଣାକୁ ଆଦାୟ ଦେଇ ବର୍ଷକୁ ବର୍ଷ ଆମ ନାମରେ ପାଉଡି ହାସଲ କରିଆସୁଅଛୁ। ନିମ୍ନ ଚର୍ଚ୍ଚାସିଲ ବର୍ଷିତ ସଂପର୍କିରେ ଆମ ବ୍ୟତିତ ଅନ୍ୟ କେହି ଦଖଲକାର ନାହାନ୍ତି।

(୨) ଦ୍ୱିତୀୟପକ୍ଷ ଜଣେ ସୁନାମଧନ୍ୟ ବିକାଚର ଆଇ ବିଭିନ୍ନ ସ୍ଥାନରେ ଫ୍ଲଟ୍ / ଡ୍ରାଫ୍ଟିଂ ଘର ନିର୍ମାଣ କରି ବିକ୍ରୟ ଆଦି କରି ଆସୁଅଛନ୍ତି। ଦ୍ୱିତୀୟପକ୍ଷ ଚର୍ଚ୍ଚାସିଲ ସଂପର୍କି ଉପରେ ନିଜ କମ୍ପାନି ପଞ୍ଜରୁ ଫ୍ଲଟ୍ / ଡ୍ରାଫ୍ଟିଂ ଘର ନିର୍ମାଣ କରାଇ ତାହାକୁ ଉପଯୁକ୍ତ ଗ୍ରାହକ ଠିକ୍ କରି ବିକ୍ରି କରିବା ନିମନ୍ତେ ଇଚ୍ଛୁକ ହୋଇ ଆମେ ପ୍ରଥମପକ୍ଷକୁ ଜଣାଇବାରୁ ଆମେ ପ୍ରଥମପକ୍ଷ ଦ୍ୱିତୀୟପକ୍ଷଙ୍କର ପ୍ରସ୍ତାବରେ ଏକମତ ହୋଇଅଛୁ।

For METRO GARDEN ESTATE PVT.LTD.
 Managing Director
 22-10-16

(୩) ପ୍ରଥମପକ୍ଷ ଦ୍ୱିତୀୟପକ୍ଷଙ୍କୁ କ୍ଷମତାପତ୍ର ପ୍ରଦାନ କରିଅଛନ୍ତି, ରେ.ଡି. ନଂ- 11246045833, ତା.22.10.16..ରିଖ ଓ ଡେଭଲପମେଣ୍ଟ ଏକ୍ସିଜେକ୍ଟ ତା.୨୩.୦୭.୨୦୧୬ରିଖ।

(୪) ପ୍ରଥମପକ୍ଷ ଓ ଦ୍ୱିତୀୟପକ୍ଷ ମଧ୍ୟରେ ଡେଭଲପମେଣ୍ଟ ଏକ୍ସିଜେକ୍ଟ ସଂପାଦନ ହୋଇଅଛି।

ଦ୍ୱିତୀୟପକ୍ଷ

(୫) ଉପରୋକ୍ତ ରୁଚି ନାମରେ ଦ୍ୱିତୀୟପକ୍ଷ ପ୍ରଥମପକ୍ଷଙ୍କୁ ସମ୍ପୂର୍ଣ୍ଣ ଅଧିକାରକତା ୨୫% ନିର୍ମାଣ ଘରର ପ୍ରଦାନ କରିବେ ଏବଂ ଶତକତା ୭୫% ଦ୍ୱିତୀୟପକ୍ଷ ଉପଯୁକ୍ତ ଗ୍ରାହକକୁ ବିକ୍ରି କରି ପାରିବେ।

ଦ୍ୱିତୀୟପକ୍ଷ

(୬) ଉପରୋକ୍ତ ରୁଚି ନାମରେ ଭୁବନେଶ୍ୱର ବି.ଡି.ଏ ନିୟମ ମୁତାବକ ଘର ନିର୍ମାଣ କରାଯିବ।

(୭) ପ୍ରୋଜେକ୍ଟ ଅବଧି ବି.ଡି.ଏ.ର ନିୟମ ଅନୁସାରେ ପାଳନ କରାଯିବ।

(୮) ପ୍ରଥମପକ୍ଷ ଯଦି ତାଙ୍କର ଶତକତା ୨୫% ନିର୍ମାଣ ଭାଗ ତୁଲ୍ୟ ମୂଲ୍ୟ ନଗଦ ଆକାରରେ ନେବାକୁ ଚାହିଁବେ ତେବେ ଦ୍ୱିତୀୟପକ୍ଷ ଏହି ରକମ ପ୍ରଥମପକ୍ଷ ପାଖରେ ଥିବା ଶତକତା ୨୫% ନିର୍ମାଣ ହୋଇଥିବା ଘରକୁ ବିକ୍ରୟ କରି ପ୍ରଦାନ କରିବେ।

(୯) ଉପରୋକ୍ତ କ୍ଷମତାପତ୍ର ଏବଂ ଡେଭଲପମେଣ୍ଟ ନାମରେ ଯେଉଁ ସର୍ତ୍ତମାନ ରଲେଖ କରାଯାଇଅଛି। ତାହାକୁ ଉଭୟପକ୍ଷ ପାଳନ କରିବେ। ଏଥିରେ କେହି ପକ୍ଷ ଅପର ପକ୍ଷ ପ୍ରତି କୌଣସି ପ୍ରକାର ଦାବି କରି ପାରିବେ ନାହିଁ।

(୧୦) ଉପରୋକ୍ତ ରୁଚିପତ୍ରଟିକୁ ଆମେ ଉଭୟପକ୍ଷ ପାଳନ କରିବାକୁ ଦାୟୀ ଓ ବାଧ୍ୟ ରହିଲୁ। ଏ ପ୍ରମାଣେ ଏତଦାର୍ଥେ ଅତ୍ର ରୁଚିପତ୍ର ଲେଖି ଦେଲୁକି ଦରକାର ବେଳେ କର୍ମରେ ଆସିବ। କି

(୧୧) ଏହି କି ଚୁକ୍ତି ସମ୍ପାଦନା ସମ୍ପୂର୍ଣ୍ଣ କରାଯିବ ମିଥ୍ୟା ୨୦୨୩
 ନମ ନକ୍ଷର ରହିବ !

For METRO GARDEN ESTATE PVT.LTD.
 Managing Director
 17 of Brahmachari Jena
 off-set by Michael

MEMORANDUM OF UNDERSTANDING

ପ୍ରଥମପକ୍ଷଙ୍କ ନାମ ଓ ଧ୍ୟାନ : ଶ୍ରୀମତୀ ପ୍ରମିଳା ଜେନା ବୟସ ୪୪ ବର୍ଷ, ସ୍ତ୍ରୀ ବାବୁଲି ଜେନା, ଜାତି: ଖଣ୍ଡାୟତ, ପେଷା: ଗୃହକର୍ମାଧିକାରୀ, ସ୍ତ୍ରୀ: ବତଗୋଟା, ପୋ.ଅ: ଖୋଲାଦ୍ୱାର, ଥାନା: ଜଟଣୀ, ଜିଲ୍ଲା: ଖୋର୍ଦ୍ଧା ।

ଦ୍ୱିତୀୟପକ୍ଷଙ୍କ ନାମ ଓ ଧ୍ୟାନ : METRO GARDEN STATE PRIVATE LIMITED, METRO RIVERVIEW COMPLEX, PO: CHANDINICHOWK, PS: LALBAG, TOWN & DIST: CUTTACK-2 ତରଫରୁ ମ୍ୟାନେଜିଙ୍ଗ୍ ଡାଇରେକ୍ଟର ଯୋଡ଼ିଆ ଫିରଦୋସ୍, ବୟସ ୭୨ ବର୍ଷ, ପିତା: ମହମ୍ମଦ୍ ମୋକିମ୍, ଜାତି: ମୁସଲମାନ, ପେଷା: ବ୍ୟବସାୟୀ, ସ୍ତ୍ରୀ: ସଜ୍ଜାଦି ବନ୍ତିଗା (ରେବା କଲୋନି), ପୋ.ଅ: ତୁଳସୀପୁର, ଥାନା: ଲାଲବାଗ, ସହର ଓ ଜିଲ୍ଲା: କଟକ-୨ ।

କି ପ୍ରକାର ଦଲିଲ : ତେଜଲପମେଝ ଓ ତୁପ୍ପେକୁ ଘର ନିର୍ମାଣ ନିମନ୍ତେ ରୁଚିପତ୍ର ।

ସର୍ତ୍ତ : (୧) ଏହିକି ଆମେ ପ୍ରଥମପକ୍ଷ ନିମ୍ନ ଚର୍ଚ୍ଚାସିଲ ବର୍ଷିତ ସଂପର୍କିତ ମାଲିକ ଅଟୁ ଏବଂ ଆମ ନାମ ଚର୍ଚ୍ଚାସିଲ ସଂପର୍କି ପକ୍ଷେ ପ୍ରଚଳିତ ଖତିୟାନରେ ଦରଜ ଆଇ ଚର୍ଚ୍ଚିରେ ଆମେ ପ୍ରଥମପକ୍ଷ ଏକାଏକ ନିରାପଦେ ନିରବଚ୍ଛିନ୍ନ ଭାବେ ସାମା ସରହଦ ବକାୟ ରଖି ମାଲିକ ସହାୟକାର ଓ ଦଖଲକାର ରହି ରୋଗଦଖଲ କରିଆସୁଥିଲୁ ଏବଂ ଆସୁଥିଲୁ । ଧାର୍ଯ୍ୟ ଖଜଣାକୁ ଆଦାୟ ଦେଇ ବର୍ଷକୁ ବର୍ଷ ଆମ ନାମରେ ପାଉଟି ହାସଲ କରିଆସୁଥିଲୁ । ନିମ୍ନ ଚର୍ଚ୍ଚାସିଲ ବର୍ଷିତ ସଂପର୍କିରେ ଆମ ବ୍ୟତିତ ଅନ୍ୟ କେହି ଦଖଲକାର ନାହାନ୍ତି ।

(୨) ଦ୍ୱିତୀୟପକ୍ଷ ଜଣେ ସୁନାମଧନ୍ୟ ବିଲତର ଆଇ ବିରିନ୍ଦୁ ସ୍ଥାନରେ ଫ୍ଲଟ / ତୁପ୍ପେକୁ ଘର ନିର୍ମାଣ କରି ବିକ୍ରୟ ଆଦି କରି ଆସୁଅଛନ୍ତି । ଦ୍ୱିତୀୟପକ୍ଷ ଚର୍ଚ୍ଚାସିଲ ସଂପର୍କି ଉପରେ ନିଜ କମ୍ପାନି ଫଣ୍ଡରୁ ଫ୍ଲଟ / ତୁପ୍ପେକୁ ଘର ନିର୍ମାଣ କରାଇ ତାହାକୁ ଉପଯୁକ୍ତ ଗ୍ରାହକ ଠିକ୍ କରି ବିକ୍ରି କରିବା ନିମନ୍ତେ ଇଚ୍ଛୁକ ହୋଇ ଆମେ ପ୍ରଥମପକ୍ଷଙ୍କୁ ଜଣାଇବାରୁ ଆମେ ପ୍ରଥମପକ୍ଷ ଦ୍ୱିତୀୟପକ୍ଷଙ୍କର ପ୍ରସ୍ତାବରେ ଏକମତ ହୋଇଅଛୁ ।

For METRO GARDEN STATE PVT.LTD.
Wale Indez
Managing Director

ପ୍ରମିଳା ଜେନା 22.10.16

(୩) ପ୍ରଥମପକ୍ଷ ଦ୍ୱିତୀୟପକ୍ଷଙ୍କୁ କ୍ଷମତାପତ୍ର ପ୍ରଦାନ କରିଅଛନ୍ତି, ରେ.ଜି. ନଂ- 1216045.82, ତା.22.10.16.ରିଖ ଓ ତେଜଲପମେଝ ଏକ୍ସିମେଝ ତା.୨୩.୦୭.୨୦୧୬ରିଖ ।

(୪) ପ୍ରଥମପକ୍ଷ ଓ ଦ୍ୱିତୀୟପକ୍ଷଙ୍କ ମଧ୍ୟରେ ତେଜଲପମେଝ ଏକ୍ସିମେଝ ସଂପର୍କିତ ହୋଇଅଛି ।

(୫) ଉପରୋକ୍ତ ରୁଚି ନାମାରେ ଦ୍ୱିତୀୟପକ୍ଷ ପ୍ରଥମପକ୍ଷଙ୍କୁ କ୍ଷମତାପତ୍ର ଶତକଡା ୨୫% ନିର୍ମାଣ ଘରର ପ୍ରଦାନ କରିବେ ଏବଂ ଶତକଡା ୭୫% ଦ୍ୱିତୀୟପକ୍ଷ ଉପଯୁକ୍ତ ଗ୍ରାହକଙ୍କୁ ବିକ୍ରି କରି ପାରିବେ ।

(୬) ଉପରୋକ୍ତ ରୁଚି ନାମାରେ ଭୁବନେଶ୍ୱର ବି.ଡି.ଏ ନିୟମ ମୁତାବକ ଘର ନିର୍ମାଣ କରାଯିବ ।

(୭) ପ୍ରୋଜେକ୍ଟ ଅବଧି ବି.ଡି.ଏ.ର ନିୟମ ଅନୁସାରେ ପାଳନ କରାଯିବ ।

(୮) ପ୍ରଥମପକ୍ଷ ଯଦି ଚାକାର ଶତକଡା ୨୫% ନିର୍ମାଣ ଭାଗ ତୁଲ୍ୟ ମୂଲ୍ୟ ନଗଦ ଆକାରରେ ନେବାକୁ ଚାହିଁବେ ତେବେ ଦ୍ୱିତୀୟପକ୍ଷ ଏହି ଉକ୍ତ ପ୍ରଥମପକ୍ଷ ପାଖରେ ଥିବା ଶତକଡା ୨୫% ନିର୍ମାଣ ହୋଇଥିବା ଘରକୁ ବିକ୍ରୟ କରି ପ୍ରଦାନ କରିବେ ।

(୯) ଉପରୋକ୍ତ କ୍ଷମତାପତ୍ର ଏବଂ ତେଜଲପମେଝ ନାମାରେ ଯେଉଁ ସର୍ତ୍ତାବଳୀ ଉଲ୍ଲେଖ କରାଯାଇଅଛି । ତାହାକୁ ଉଭୟପକ୍ଷ ପାଳନ କରିବେ । ଏଥିରେ କେହି ପକ୍ଷ ଅପର ପକ୍ଷ ପ୍ରତି କୌଣସି ପ୍ରକାର ଦାବି କରି ପାରିବେ ନାହିଁ ।

(୧୦) ଉପରୋକ୍ତ ରୁଚିପତ୍ରଟିକୁ ଆମେ ଉଭୟପକ୍ଷ ପାଳନ କରିବାକୁ ଦାୟୀ ଓ ବାଧ୍ୟ ରହିଲୁ । ଏ ପ୍ରମାଣେ ଏତଦାର୍ଥେ ଅତ୍ତ ରୁଚିପତ୍ର ଲେଖି ଦେଲୁକି ଦରକାର ବେଳେ କର୍ମରେ ଆସିବ । ଗତି

(11) ଏହି କି ତୁଚ୍ଛି ପତ୍ରରୁ ମାତ୍ର ସମସ୍ତ ସର୍ତ୍ତାବଳୀରୁ ନିଆଯ ମଧ୍ୟମାଧ୍ୟ ବନ ବହୁତ ହୁଏ !

For METRO GARDEN STATE PVT.LTD.
Wale Indez
Managing Director

ପ୍ରମିଳା ଜେନା 22.10.16

ANNEXTURE C



LT of
Haramohan Mohapatra is
attested. for
Haramohan Mohapatra.

LT of
Kali Kinkar
Mohapatra
is attested.
for

LT of
Sofia Firdous
is attested.
for

Kalikinkar Mohapatra

For METRO GARDEN ESTATE PVT. LTD.

Sofia Firdous
Managing Director

BY

(1) Sri Haramohan Mohapatra, aged about 61 years, son of Late Ghanashyam Mohapatra, by caste: Khandayat, by profession: Agriculture.

(2) Sri Kali Kinkar Mohapatra, aged about 38 years, son of Sri Haramohan Mohapatra, by caste: Khandayat, by profession: Business, PAN No ARWPM8609E.

both are Resident at- Kholadwar, Badatota, PS-Jatni, Dist-Khordha herein after called as the vendors which expression shall mean and include their legal heirs, successors, executors, administrators and assigns of the party of the First Part.

IN FAVOUR OF

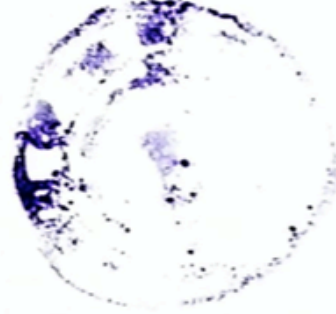
Metro Garden Estate Pvt. Ltd., a private limited company incorporated under the Indian Companies Act, represented by its Managing Director, Miss Sofia Firdous aged about 25 years, D/o. Mohammed. Moquim, having its registered office at - Metro River View Complex, Sunshine Field (East), Kathajodi Ring Road, P.S. : Purighat, Town/District : Cuttack hereinafter referred to as the Purchaser which expression shall unless excluded by or repugnant to the subject or context, mean and include its successors in interest, Directors, Executors, Administrators, and assigns of Party of the second Part. PAN-NO-AAJCM96709L

Haramohan Mohapatra
 Badatota, PS: Jatni, Dist: Khordha
 will be the witness of Khandayat
 Badatota, PS: Jatni, Dist: Khordha

Sr. No.	Registration Office.	Description Of Property(Village/Khata Number/ Plot Number/Area/Boundary(East/West/North/South)/ Chaka Number/Flat Number)	Registration Number	Execution Date	Deed Type	Consideration Amount	First Party	Second Party
1	JATANI	KHOLADWAR-5 635 179 0.135Acre PLOT NO 177,184 PLOT NO 135 PLOT NO 178 PLOT NO 180,183 [SOLD AREA AC 0.135DECS, FULL PLOT, SABIK KHATA 212, SABIK PLOT 423]	11121704144	24 Nov 2017	SALE (IMMOVABLE)	472,500.00	1 KALI KINKAR MAHAPATRA 2 HARAMOHAN MAHAPATRA	1-SOFIA FTRDOUS MANAGING DIRECTOR OF METRO GARDEN ESTATE PVT LTD

Note :

- (1) The acts and encumbrances shown in the certificate are those discovered with reference to the description of properties furnished by the applicant. If the same properties have been described in registered documents in a manner different from the way in which the applicant has described them transactions evidenced by such documents will not be included in the certificate.
- (2) Under Section 57 of the Registration Act and Rule 137(i), persons desiring to inspect entries in the registers and indexes, or requiring copies thereof or requiring certificates of encumbrances on specified properties should make the search themselves, when the registers and indexes will be placed before them on payment of the prescribed fees.
- a) But as in the present case, the applicant has not undertaken the search himself, the requisite search has been made as carefully as possible by the office; but the department will not on any account hold itself responsible for any errors in the results of the search embodied in this certificate.



Office : JATANI

Date 04-SEP-19



Digitally signed by ASHWINI
KUMAR DAS
Date: 2019.09.04 18:14:39
+05:30

Signature of Registering Officer

Sr. No.	Registration Office.	Description Of Property(Village/Khata Number/ Plot Number/Area/Boundary(East/West/North/South)/ Chaka Number/Flat Number)	Registration Number	Execution Date	Deed Type	Consideration Amount	First Party	Second Party
1	JATANI	KHOLADWAR-5 376 178 0.15Acre PLOT NO-177 PLOT NO-135 PLOT NO-136,1422,1421 PLOT NO-179 [POWER AREA AC.0.150 DECS FULL PLOT SABIK KHATA-307, SABAK PLOT NO-423]	11121604434	22-Oct-2016	POA WITH POSSESSION	525,000.00	1-BABULI JENA ALIAS PRAMOD KUMAR JENA 2-BRAHMACHARI JENA	1-SOFIA FIRDOUS MANAGING DIRECTOR OF MS METRO GARDEN ESTATE PVT LTD

Note :

- (1) The acts and encumbrances shown in the certificate are those discovered with reference to the description of properties furnished by the applicant. If the same properties have been described in registered documents in a manner different from the way in which the applicant has described them transactions evidenced by such documents will not be included in the certificate.
- (2) Under Section 57 of the Registration Act and Rule 137(i), persons desiring to inspect entries in the registers and indexes, or requiring copies thereof or requiring certificates of encumbrances on specified properties should make the search themselves, when the registers and indexes will be placed before them on payment of the prescribed fees.
- a) But as in the present case, the applicant has not undertaken the search himself, the requisite search has been made as carefully as possible by the office; but the department will not on any account hold itself responsible for any errors in the results of the search embodied in this certificate.



Office : JATANI

Date 04-SEP-19



Digitally signed by ASHWINI
KUMAR DAS
Date: 2019.09.04 15:46:06
+05'30

Signature of Registering Officer

Sr. No.	Registration Office.	Description Of Property(Village/Khata Number / Plot Number/Area/Boundary(East/West/North/South)/ Chaka Number/Flat Number)	Registration Number	Execution Date	Deed Type	Consideration Amount	First Party	Second Party
1	JATANI	KHOLADWAR-5 214 409 360 DismilAcre BUYER AND GHANA MOHAPATRA CHASI BIPIN SUNDARA PATHANI BALIYAR SINGH BELAPADA BANIA SAHI THAKURA	1614/2006/1	17-Jun-2006	SALE	0.00	1-AKASHI CHANDRA SEKHAR RAO	1-PRAMILA JENA
2	KHURDA(BBSR)	KHOLADWAR-5 214 409 360 DismilAcre NA NA NA NA [FULL PLOT]	14578/2008/1	22-Sep-2008	SALE IMMOVABLE	500,000.00	1-AKASHI CHANDRASEKHAR RAJ @ RAO	1-MADHUMITA PARIDA, CHAIR PERSON/MANAGING TRUSTEE OF ARYAN EDUCATIONAL TRUST
3	JATANI	KHOLADWAR-5 328 135 0.36Acre PLOT NO 178 AND 179 PLOT NO 133 AND 134 PLOT NO 1417,1418,1419,1420 PLOT NO 132 AND 180 [POWER AREA AC 0.360DC, SABIK KHATA 409, SABIK PLOT 214]	11121604433	22-Oct-2016	POA WITH POSSESSION	1,260,000.00	1-PRAMILA JEAA	1-SOFIJA FIRFOUS MANAGING DIRECTOR OF METRO GARDEN ESTATE PVT LTD

Note :

- (1) The acts and encumbrances shown in the certificate are those discovered with reference to the description of properties furnished by the applicant.If the same properties have been described in registered documents in a manner different from the way in which the applicant has described them transactions evidenced by such documents will not be included in the certificate.
- (2) Under Section 57 of the Registration Act and Rule 137(i), persons desiring to inspect entries in the registers and indexes, or requiring copies thereof or requiring certificates of encumbrances on specified properties should make the search themselves,when the registers and indexes will be placed before them on payment of the prescribed fees.
- a) But as in the present case,the applicant has not undertaken the search himself, the requisite search has been made as carefully as possible by the office; but the department will not on any account hold itself responsible for any errors in the results of the search embodied in this certificate.



Office : JATANI

Date 04-SEP-19

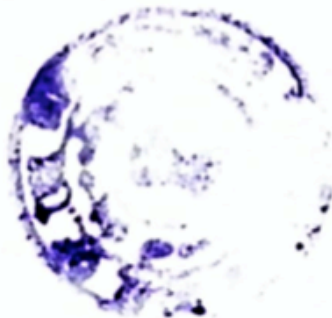
Digitally signed by ASHWINI KUMAR DAS
Date: 2019.09.04 18:15:47 +05:30

Signature of Registering Officer

Sr. No.	Registration Office.	Description Of Property(Village/Khata Number/ Plot Number/Area/Boundary(East/West/North/South)/ Chaka Number/Flat Number)	Registration Number	Execution Date	Deed Type	Consideration Amount	First Party	Second Party
1	JATANI	KHOLADWAR-5 202 177 0.07Acre PLOTNO-186 PLOTNO-178 AND 179 PLOTNO-176 AND 136 PLTNO-144 [POWER AREA A0.070DEC FULL PLOT] KHOLADWAR-5 202 183 0.07Acre PLOTNO-184 PLOTNO-180 PLONTO-179 PLOTNO-182 [POWER AREA A0.070DEC FULL PLOT, TOTAL ONE MOUZA, ONE KHATA, TWO PLOTS, TOTAL POWER AREA A0.140DECS]	11121800334	19-Jan-2018	POA WITH POSSESSION	700,000.00	1-DWLJA JENA	1-SOFIA FIRDOUS MANAGING DIRECTOR OF METRO GARDEN ESTATE PVT LTD

Note :

- (1) The acts and encumbrances shown in the certificate are those discovered with reference to the description of properties furnished by the applicant. If the same properties have been described in registered documents in a manner different from the way in which the applicant has described them transactions evidenced by such documents will not be included in the certificate.
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- a) But as in the present case, the applicant has not undertaken the search himself, the requisite search has been made as carefully as possible by the office; but the department will not on any account hold itself responsible for any errors in the results of the search embodied in this certificate.



Digitally signed by ASHWINI
KUMAR DAS
Date: 2019.09.04 18:13:21
+05:30

Signature of Registering Officer

Office : JATANI

Date 04-SEP-19