

ଖତିୟାନ

ମୌଜା : ସମ୍ବଲପୁରଟାଉନ ଯୁନିଟ୍ 16(ସରଲା)

ତହସିଲ : ସମ୍ବଲପୁର

ଥାନା : ସମ୍ବଲପୁର

ତହସିଲ : 243
ନମ୍ବର

ଥାନା : 25
ନମ୍ବର

ଜିଲ୍ଲା : ସମ୍ବଲପୁର

ଖତିୟାନର କ୍ରମିକ ନଂ : 171/1358

ଜମିଦାରଙ୍କ ନାମ ଓ ଖୋସ୍ତାଟ ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର	ଓଡିଶା ସରକାର ଖୋସ୍ତାଟ ନମ୍ବର 1
୧) ଖତିୟାନର କ୍ରମିକ ନଂ	171/1358
୨) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ	ସ୍ତ୍ରୀ ଓରବିଟ ରିୟଲ ଜନପ୍ରା ପ୍ରା ଲି ତରଫରୁ ଡାଇରେକ୍ଟର ଜଗଦିଶ ପଟେଲ ପି: ଭଗବାନଜୀ ପଟେଲ ଜା: ଗୁଜୁରାଟୀ ବା : ନୟାପଡା ସମ୍ବଲପୁର ପୋଦାର ଟାଙ୍ଗର ଅପଜିଟ ଜନକମ ଟ୍ୟାକ୍ସ ଅଫିସ ସରବାହାଲ ରୋଡ ଝାରସୁଗୁଡା ।

୩) ସ୍ୱଭାବ	ରୟତି					
	ଜଳକର	ଖଜଣା	ସେସ	ନିଷ୍କାର ସେସ ଓ ଅନ୍ୟାନ୍ୟ ସେସ ଯଦି କିଛି ଥାଏ	ମୋଟ	୪) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
୪) ଦେୟ		7078.00	5309.00	0.00	12387.00	

୬) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ
 ଦା ଖା ମୋ ନଂ 1329/10 ତା 24-9-10 ଆଦେଶ ମତେ ମୋ ଖାତା ନଂ 22 ପୁଟ ନଂ 993 ଏ 0.460 ପୁଟ ନଂ 1076 ରୁ ଏ 0.360 ପୁଟ ନଂ 1077 0.280 ପୁଟ ନଂ 1081 ଏ 0.480 ପୁଟ ନଂ 1082 ଏ 0.100 ପୁଟ ନଂ 1083 ଏ 0.230 ପୁଟ ନଂ 1084 ଏ 0.290 ପୁଟ ନଂ 1085 ଏ 0.210 ଖାରଜ ହୋଇ ନୂ ଖାତା ନଂ 171/1358 ରେ ରେକଡ କରାଗଲା ।
 ରେଭିନ୍ୟୁ ମିସ ମୋ ନଂ 315/2021 ତା 8-11-2021 ଆଦେଶ ମତେ ଖାତାର 2 ଯ ଖାନାରେ "ଜନପ୍ରା" ଯୋଗ କରାଗଲା ।
 OLR U/s.8(A) ମୋ ନଂ 4285/2021 ତା 6-3-2022 ଆଦେଶ ମତେ ଖାତାର ଖଜଣା ଓ ପୁଟ ନଂ 993 ରୁ ଏ 424 ପୁଟ ନଂ 1084 ରୁ ଏ 0.278 ପୁଟ ନଂ 1083 ରୁ ଏ 0.225 ଖାରଜ ହୋଇ ନୂତନ ପୁଟ ଓ ପୁଟ ନଂ 1085 ଏ 210 ପୁଟ ନଂ 1082 ଏ 0.100 ପୁଟ ନଂ 1081 ଏ 0.480 ପୁଟ ନଂ 1077 ଏ 0.280 ପୁଟ ନଂ 1076/2962 ଏ 0.360 ର କିସମ ସଂଶୋଧନ କରାଗଲା ।

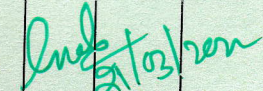


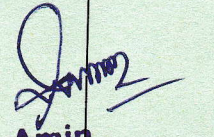
BLANK SPACE FOR STAMPING

ଅନ୍ତିମ ପ୍ରକାଶନ ତାରିଖ :
 ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ :

Anub
 21/03/2022
 ଅତିରିକ୍ତ ତହସିଲଦାର
 ସମ୍ବଲପୁର

ଖତିୟାନର କ୍ରମିକ ନଂ : 171/1358		ମୌଜା : ସମ୍ବଲପୁରଗାଉନ ଯୁନ 16(ସରଲା)			କିଲ୍ଲା : ସମ୍ବଲପୁର
ପୁଟ ନମ୍ବର ଓ ଚକର ନାମ	କିସମ ଓ ପୁଟର ଖଜଣା	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହୁଦି	ରଜବା		ମତ୍ତବ୍ୟ
			ଏକର	ଡ଼ି	
୭	୮	୯	୧୦	୧୧	୧୨
1085	ଘରବାରୀ		0210	0.0850	
1084	ବେଣ୍ଟା ସାଧାରଣ		0012	0.0049	
1083	ଆଟ ସାଧାରଣ		0005	0.0020	
1082	ଘରବାରୀ		0100	0.0405	
1081	ଘରବାରୀ		0480	0.1942	
1077	ଘରବାରୀ		0280	0.1133	
1076/2962	ଘରବାରୀ		0360	0.1457	
993	ମାଳ ସାଧାରଣ		0036	0.0146	
1084/3964	ଘରବାରୀ		0278	0.1125	
1083/3965	ଘରବାରୀ		0225	0.0911	
993/3963	ଘରବାରୀ		0424	0.1716	
11 ପୁଟ			2410	0.9754	


 ଅତିରିକ୍ତ ତହସିଲଦାର
 ସମ୍ବଲପୁର


 Amin
 Tahasil Office, Sambalpur

SKY ORBIT REAL INFRA PVT. LTD.

OFFICE at NAYAPARA, NEAR KOLKATTA BAZAAR,

Sambalpur - 760801

Dt: 31-05-2022

To

The Chairperson,
Real Estate Regulatory Authority,
Bhubaneswar.

Sub:Clarification on objection on project "BARSANA NAGAR" on dtd.13.05.2022.

Sir,

I, Mr. Jagdish Patel alias Jagdish Bhai Bhagwanji Bhai Bhut, beg to clarify on objection raised by ORERA on my project cited above, as under:

1: The converted bata plot no- 993/3963 A0.424 is to be uploaded with relevant type of document in a separate place in Annexure-II. 2. The area of plot no-993 is to be changed from 1862 Sqm to 146 Sqmt in Annexure-II. 3. kism to be changed

Clarification: ROR of bata plot no- 993/3963 A0.424 is uploaded and area has been updated to 146 sqmt. The RT is Skyorbit Real Infra Pvt. Ltd. represented through its director Jagdish Patel changed name Jagdish Bhai Bhagwanji Bhai Bhut, so title flow document is not applicable. Further, the Plot No.993 is road affected plot, so it could not be converted into Gharabari.

2: The promoter to upload one continuous E.C from 01.01.1995 to till date in proper place. The Kism to be changed.

Clarification: EC uploaded from 01.01.1995 to till date. Also the Plot No. 1076/2962 & 993/1513 is road affected plot, so it could not be converted into Gharabari as per the Tahsildar, Sambalpur.

3: Plan was approved by Sambalpur Municipal Corporation over an area of 6801.115 Sqm or A0.680. But as per the uploaded RoR the total area of the project plots which has been mentioned in Annexure-2 comes to 6203 Sqmt. Such type of mis-match area is to be clarified.

Clarification: The bata plots 993/3963 & 993/3966 of original Plot No.993 & 993/1513 respectively were not uploaded which caused the mismatch between approved area and uploaded area. So, herewith I have uploaded the details of missing Plot No. 993/3963 Khata No.171/1358 & Plot No.993/3966 Khata No.171/1514 in respective land section for your kind reference and necessary action.

4: The uploaded colour lay out plan is not specific as per ORERA guidelines .It is to be uploaded afresh with specific colour code.

Clarification: A rectified color layout plan is uploaded as per the ORERA guideline.

SKY ORBIT REAL INFRA PVT. LTD.

OFFICE at NAYAPARA, NEAR KOLKATTA BAZAAR,

Sambalpur - 760801

Dt: 31-05-2022

5: The approach road to the project needs to be delineated in the project area map.

Clarification: Cadastral map is delineating the project area over a revenue map with geo-coordinates of all the bend points as per plan approval is uploaded. Also rectified road affected area is delineated.

6: Upload power supply consent letter.

Clarification: Uploaded power supply consent letter.

6: The uploaded list of sub plots in addl. document at sl No. 6 specifies for 17 nos of sub-plots. According to approved plan drawing , it is to be rectified.

Clarification: Uploaded rectified area statement as per the approved plan mentioning 18 Nos. of sub-plots.

In view of the above, I request you to kindly consider my compliance and further extend your consideration for approval of my project.

Yours faithfully,



SKY ORBIT REAL INFRA PVT. LTD.

OFFICE at NAYAPARA, NEAR KOLKATTA BAZAAR,

Sambalpur - 760801

To

The Chairperson,
Real Estate Regulatory Authority,
Bhubaneswar.

Sub: Clarification on objection on project "**BARSANA NAGAR**" on dtd.20.04.2022.

Sir,

I, Mr. Jagdish Patel alias Jagdish Bhai Bhagwanji Bhai Bhut, beg to clarify on objection raised by ORERA on my project cited above, as under:

1: As per MoA and AoA - 2 members are AJAY KUMAR PODDAR and GOBIND RAM PODDAR .whereas updated details of members namely JAGDISH PATEL and AJAY KUMAR PODDAR. It is to be clarified and necessary documents in support need to be uploaded. Name of one of the members - Jagdish Patel and PAN card uploaded mentioning name as Jagdish Bhai Bhagwanji Bhai Bhut. It is to be clarified.

Clarification: Company Master Data attached herewith MOA & AOA which clearly depicts that Mr. Jagdish Patel Alias Jagdish Bhai Bhagwanji Bhai Bhut and Mr. AJAY KUMAR PODDAR are the current directors of the company.

Affidavit against the name change of JAGDISH PATEL has been attached for your information and necessary action.

2: This kisam of this project Plot is Mala sadharana, the promoter is to convert the kisam of this project plot from Mala sadharana to Gharabari and corrected Gharabari kisam RoR is to be uploaded.

Clarification: Plot No. 993, 993/1513 Khata No. 171/1358, 171/1514 respectively are of Mala Sadharana, because these plots are road affected plots. As directed by approving authority Sambalpur Municipal Corporation, the road affected area do not require to be converted to Gharabari.



SKY ORBIT REAL INFRA PVT. LTD.

OFFICE at NAYAPARA, NEAR KOLKATTA BAZAAR,

Sambalpur - 760801

3: The promoter to upload one continuous E.C from 01.01.1995 to till date in proper place.

Clarification: EC uploaded from 01.01.1995 to till date.

4: The plan was approved by the planning Authority over an area of 73180.00 Sqft. A1.680 but, the total area as per uploaded RoR in Annexure-II is A1.09. Such type of mismatch area is to be clarified. The area of all Sub-Plots with composite revenue plots and composite revenue plot wise area is to be uploaded.

Clarification: Sky Orbit Real Infra Pvt. Ltd. has executed sale deed with the land owners Chamru Munda, Bishnu Munda & other 8 vide Registration No. 1871 dtd. 19.05.2010 bearing plot No.993 settlement Khata No.22, Area. Ac.0.460 dec, Kisam-Mala Sadharana. Then the application submitted to Sambalpur Municipal Corporation for layout approval and as per the order of approving authority SMC, the Plot No.993 converted into 2 plots as Plot No.993 Area-Ac.0.036 dec & 993/3963 Area-Ac.0.424 dec and both the plots are recorded in the Khata No.171/1358. The plot No.993 remained as Mala Sadharana as it is road affected area & Plot No.993/3963 converted to Gharabari as it is included in the project plot.

Also, the Sky Orbit Real Infra Pvt. Ltd. has executed sale deed with the land owners Daharu Munda, Iswara Munda & Trilochan Munda vide Registration No. 2082 dtd. 07.05.2011 bearing plot No.993/1513 settlement Khata No.171/84, Area. Ac.0.170 dec, Kisam-Mala Sadharana. Then the application submitted to Sambalpur Municipal Corporation for layout approval and as per the order of approving authority SMC, the Plot No.993/1513 converted into 2 plots as Plot No.993/1513 Area-Ac.0.023 dec & 993/3966 Area-Ac.0.147 dec and both the plots are recorded in the Khata No.171/1514. The plot No.993/1513 remained as Mala Sadharana as it is road affected area & Plot No.993/3966 converted to Gharabari as it is included in the project plot.

The part plots 993/3963 & 993/3966 of original Plot No.993 & 993/1513 respectively were not uploaded which caused the mismatch between approved area and uploaded area. So, herewith I have uploaded the details of missing Plot No. 993/3963 Khata No.171/1358 & Plot No.993/3966 Khata No.171/1514. Also, uploaded Sale deeds for your kind reference and necessary action.

Jegdish Patel

SKY ORBIT REAL INFRA PVT. LTD.

OFFICE at NAYAPARA, NEAR KOLKATTA BAZAAR,

Sambalpur - 760801

5: Color lay out plan as per ORERA guide line with certificate and signed by the Architect and promoter need to be uploaded.

Clarification: Color lay out plan as per ORERA guide line with certificate and signed by the Architect and promoter uploaded in the respective place.

6: The promoter to upload a rectified cadastral map delineating the project area over a revenue map with geo-coordinates of all the bend points as per plan approval and the road affected area is to be marked in a separate ink over the Cadastral Map.

Clarification: Rectified cadastral map has been uploaded in the respective place.

7: A rectified allotment letter format incorporating sub-plot No. , area with composite revenue plot , khata number , needs to be uploaded.

Clarification: Uploaded allotment letter along with sub-plot details.

8: A rectified conveyance deed format, power supply consent letter & Affidavit/NOC from CGWA/ PHED.

Clarification: Uploaded rectified conveyance deed format in the respective place. Also uploaded power supply consent letter & Affidavit/NOC from CGWA/ PHED in the extra documents section.

In view of the above, I request you to kindly consider my compliance and further extend your consideration for approval of my project.

Jegdish Patel