



0508202121868560



GOVERNMENT OF ODISHA

Office of the Tahasildar, Jatni, Khordha. Miscellaneous Certificate Case No: e-CCP/1330 of 2021

CERTIFIED COPY OF ROR

Schedule I Form No.39-A

ଖତିୟାନ

ମୌଜା : ଜାଗସରା

ତହସିଲ : ଜଟଣୀ

ଥାନା : ଜଟଣୀ

ତହସିଲ ନମ୍ବର : ..

ଥାନା ନମ୍ବର : 58

ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

ଖତିୟାନର କ୍ରମିକ ନଂ : 229/1407

କମିଦାରଙ୍କ ନାମ ଓ ଖୋସ୍ତାତ ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର	ଓଡ଼ିଶା ସରକାର ଖୋସ୍ତାତ ନମ୍ବର 1
୧) ଖତିୟାନର କ୍ରମିକ ନଂ	229/1407
୨) ପ୍ରକାର ନାମ, ପିତା ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ	ଏମ/ଏସ ଇଭସ ବିଲଡକନ ପ୍ରା.ଲି ମାନେଜିଙ୍ଗ ଡାଇରେକ୍ଟର କଲିଙ୍ଗ କେଶରୀ ରଥ ପି:କୈଳାସ ଚନ୍ଦ୍ର ରଥ ଜା: ବ୍ରାହ୍ମଣ ବା: ପୁର-୨୮୪/୨ ୪୮୫, ପତ୍ରପତା, ଥାନା- ଖଣ୍ଡଗିରି, ଭୁବନେଶ୍ୱର, ଜିଲ୍ଲା- ଖୋର୍ଦ୍ଧା

୩) ସ୍ୱତ୍ୱ	ଦଖଲ ସ୍ୱତ୍ୱ ବିଶ୍ଳେଷ					
୪) ବେଢ	ଜଳକର	ଖଜଣା	ସେସ	ନିଷ୍କାର ସେସ ଓ ଅନ୍ୟାନ୍ୟ ସେସ ଯଦି କିଛି ଥାଏ	ମୋଟ	୫) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
			395.80	296.85	39.58	

୬) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ	ଦାଖଲ ଖାରଜ କେଶ ନଂ 9626/2019 ହୁକୁମ ମୁତାବକ ପୁର ନଂ 602/2323 ରକବା ଏ 0.7040 ଡି କୁ ଜମା ଟ 422.77 ପୁରାତନ ଖାତା ନଂ 229/991 ରୁ ଦାଖଲ ଖାରଜ କେଶ ନଂ 5560/2020 ହୁକୁମ ମୁତାବକ ପୁର ନଂ 602/2323 ରକବା ଏ 0.0300 ଡି କୁ ଜମା ଟ -9.00 ନୂତନ ଖାତା ନଂ 229/1483 କୁ । ଦାଖଲ ଖାରଜ କେଶ ନଂ 5559/2020 ହୁକୁମ ମୁତାବକ ପୁର ନଂ 602/2323 ରକବା ଏ 0.0314 ଡି କୁ ଜମା ଟ -9.50 ନୂତନ ଖାତା ନଂ 229/1482 କୁ । ଦାଖଲ ଖାରଜ କେଶ ନଂ 5557/2020 ହୁକୁମ ମୁତାବକ ପୁର ନଂ 601/2324 ରକବା ଏ 0.0294 ଡି କୁ ଜମା ଟ -8.70 ନୂତନ ଖାତା ନଂ 229/1481 କୁ । Rev. Misc Case No-271/20 ହୁ ମୁ ପୁର ନଂ-601/2324 ଏ 0.109 ଓ ପୁର ନଂ-602/2323 ଏ 0.105 କୁ ଖାରଜ କରି ମୂଳ ଖାତା 229/991 ପୁର ନଂ-601 ଏ 0.109 ଓ ପୁର ନଂ-602 ଏ 0.105 ଯୋଗ କରାଗଲା.
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ଅତିମ ପ୍ରକାଶନ ତାରିଖ :

ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ :

ରାଷ୍ଟ୍ରୀୟ ସ୍ୱତ୍ୱ ବିଭାଗ କେନ୍ଦ୍ର, ଓଡ଼ିଶା

04/08/2021

RAMESH CHANDRA
MALLICKDigitally signed by RAMESH
CHANDRA MALLICK
Date: 2021.08.05 17:30:45 +05:30
Reason: e-District Orissa Portal
Location: Orissa

Signature of the Revenue Officer

NOTE : - It is a digitally signed electronically generated certificate and therefore needs no ink-signed signature.
- For any query or verification, Agency/Department/Office may visit <http://edistrictodisha.gov.in>.
- Tampering of this certificate will attract penal action.



0508202121868560



GOVERNMENT OF ODISHA

Office of the Tahasildar, Jatni, Khordha, Miscellaneous Certificate Case No: e-CCP/1330 of 2021

CERTIFIED COPY OF ROR

ଖର୍ଚ୍ଚାନ୍ତର କ୍ରମିକ ନଂ : 229/1407		ମୌଜା : ଜାତସଭା			ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା	
ପୁର ନମ୍ବର ଓ ଚକର ନାମ	କିସମ ଓ ପୁରର ଖଲଣା	କିସମର ବିସ୍ତାରିତ କିସମରଣା ଓ ଚୌହଦି	ରକବା			ମତବ୍ୟ
			ଏକର	ଫି	ଝେକ୍ତର	
୭	୮	୯	୧୦	୧୧	୧୨	
601/2324	ଘରବାରି		0	567	0.2295	
602/2323	ଘରବାରି		0	537	0.2173	
2 ପୁର			1	104	0.4468	

ରାଷ୍ଟ୍ରୀୟ ପୁରନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର, ଓଡ଼ିଶା

04/08/2021

RAMESH CHANDRA
MALLICKDigitally signed by RAMESH
CHANDRA MALLICK
Date: 2021.08.05 17:30:47 +05:30
Reason: e-District Orissa Portal
Location: Orissa

Signature of the Revenue Officer

NOTE :

- It is a digitally signed electronically generated certificate and therefore needs no ink-signed signature.
- For any query or verification, Agency/Department/Office may visit <http://edistrictodisha.gov.in>.
- Tampering of this certificate will attract penal action.

Dt.16.05.2023

To
The Chairperson,
ORERA, Bhubaneswar.

Sub: Clarification on objection raised on dtd. 15/05/2023

Sir,

As per plot details it is to clarify that previously the sub division layout plan was approved by BDA, Bhubaneswar vide its letter No.5054/BDA, Bhubaneswar dt.25.02.2020 over Khata No.229/991 Plot No.601 and Plot No.602 consists of 31 units SL. No.1 to 31. Sl.No.31 sub plots mentioned as Future Extension. As per the direction of BDA, Bhubaneswar an Area of Ac.303 dec gifted for road & amenities to the Local Authority. After gifting the amenities & road area to the local Authority the rest of the land recorded in the new Khata bearing Khata No.229/1407 Plot No.601/2324, because of this, EC reflecting both the khatas i.e. Khata No.229/991 & Khata No.229/1407. Also, promoter applied for registration of the layout project under ORERA with new khata after receiving new khata and based on this ORERA extended approval with new khata vide Regd. No. RP/19/2020/00406 dt.10.12.2020.

Accordingly, the above-mentioned layout plan has been approved over Khata No.229/991 which is mentioned in the approved drawing. Further, it may be observed that in the approval letter BDA has clearly mentioned the new Khata No.229/1407 & also submitted ROR for the new khata which may kindly be considered.

Regarding the satwa, it is mentioned in the ROR as "Dakhal Satwa Bisista". It is to clarify you that the satwa differs from area to area. In my case it is Dakhal Satwa Bisista instead of Sthitiban and both are of equal status which ORERA also considered in my above mentioned layout approval project and extended the registration certificate. Also, keeping all the above points in consideration BDA, Bhubaneswar extended the approval of my project.

In view of the above, I request for your consideration and further approval of my project.

Yours sincerely,


Evos Buildcon Pvt. Ltd.

Managing Director

For M/s. Evos Buildcon Pvt. Ltd.

Encl:

1. Approved sub-divisional layout plan drawing
2. ORERA registration certificate

 **Corporate Office:** Plot No.- M/76, Housing Board Colony, Baramunda, Bhubaneswar Odisha-751003.

 0674-2355100  E-mail:support@evos.co.in

CIN No-U701010R2010PTC012674



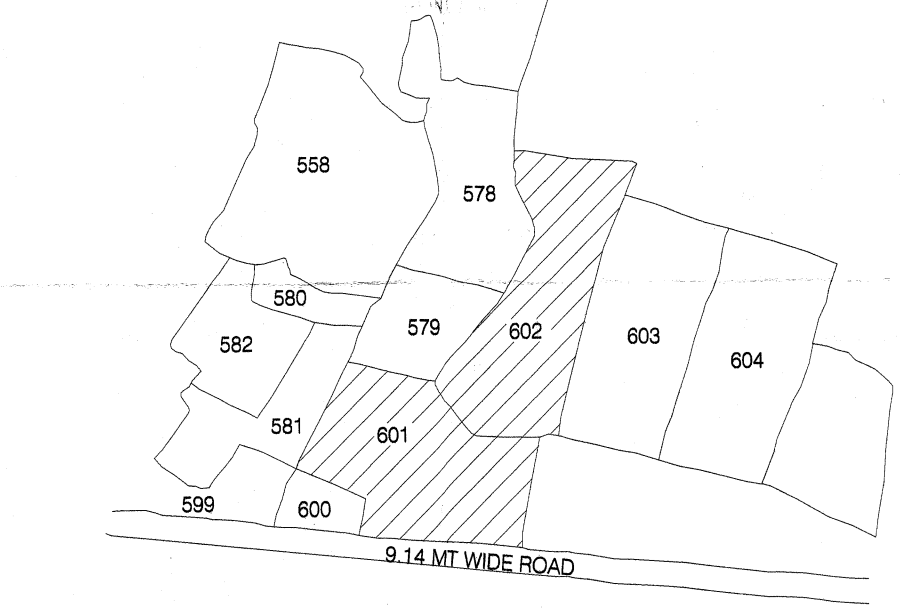
www.evobuildcon.com

CHECKED
 Asst. Archt./Man
 B.D.A.
 PERMISSION GRANTED UNDER SEC.16(3)
 OF O.D.A. ACT, 1982 SUBJECT TO
 CONDITIONS CONTAINED IN LETTER
 No. 5854 DATE 25.02.2020
 PERMISSION VALID UP TO DT 24.02.2023
 Planning Officer
 Bhubaneswar



PLOT NO	EAST	WEST	NORTH	SOUTH	AREA (in sqmt)
01	9.16	9.14	14.21	13.57	126.94
02	9.14	9.14	13.57	12.92	121.05
03	9.17	9.14	12.92	12.55	116.11
04	9.15	9.14	12.55	12.19	113.40
05	9.20	9.14	14.12	12.97	124.27
06	9.20	9.14	13.08	11.94	114.81
07	9.20	9.14	11.94	10.91	105.35
08	9.02	11.00	9.02	11.32	99.74
09	9.16	9.14	11.23	11.90	106.17
10	9.15	9.14	11.90	12.30	110.88
11	9.14	9.14	12.30	12.57	113.56
12	9.14	9.14	12.57	12.84	116.09
13	9.14	9.14	12.84	13.50	118.86
14	9.14	9.14	12.19	12.19	111.41
15	9.14	9.14	12.19	12.19	111.41
16	9.14	9.14	12.19	12.19	111.41
17	9.14	9.14	12.19	12.19	111.41
18	9.14	9.14	12.19	12.19	111.41
19	9.14	9.14	12.19	12.19	111.41
20	9.14	9.14	12.19	12.19	111.41
21	9.14	9.14	12.19	12.19	111.41
22	8.17	8.17	11.37	12.19	98.96
23	13.71	14.30	7.24	11.37	125.94
24	9.14	9.14	11.89	11.89	108.67
25	9.14	9.14	11.89	11.89	108.67
26	9.14	9.14	12.19	12.19	112.33
27	9.14	9.14	12.19	12.19	112.33
28	9.14	9.14	12.19	12.19	112.33
29	9.14	9.14	12.19	12.19	112.33
30	9.14	9.14	12.19	12.19	112.33
31	58.35	42.01	24.91	49.36	1081.12
TOTAL AREA-					4463.52

Sub Plot No	Plot Area	Ground Floor Area	1st Floor Area	Total F.A.R. Area	F.A.R.	Setback	Front Side	Rear Side	Left Side	Right Side
Sub Plot No-01	126.94	84.55	80.70	165.25	1.30	1.00	1.00	1.00	0.00	0.00
Sub Plot No-02	121.05	84.55	80.70	165.25	1.36	1.00	1.00	1.00	0.00	0.00
Sub Plot No-03	116.11	84.55	80.70	165.25	1.42	1.00	1.00	1.00	0.00	0.00
Sub Plot No-04	113.40	84.55	80.70	165.25	1.42	1.00	1.00	1.00	0.00	0.00
Sub Plot No-05	124.27	84.55	80.70	165.25	1.32	1.00	1.00	1.00	0.00	0.00
Sub Plot No-06	114.81	84.55	80.70	165.25	1.43	1.00	1.00	1.00	0.00	0.00
Sub Plot No-07	105.35	84.55	80.70	165.25	1.50	1.00	1.00	1.00	0.00	0.00
Sub Plot No-08	99.74	84.55	80.70	165.25	1.50	1.00	1.00	1.00	0.00	0.00
Sub Plot No-09	106.17	84.55	80.70	165.25	1.43	1.00	1.00	1.00	0.00	0.00
Sub Plot No-10	110.88	84.55	80.70	165.25	1.32	1.00	1.00	1.00	0.00	0.00
Sub Plot No-11	113.56	84.55	80.70	165.25	1.42	1.00	1.00	1.00	0.00	0.00
Sub Plot No-12	116.09	84.55	80.70	165.25	1.32	1.00	1.00	1.00	0.00	0.00
Sub Plot No-13	118.86	84.55	80.70	165.25	1.32	1.00	1.00	1.00	0.00	0.00
Sub Plot No-14	111.41	84.55	80.70	165.25	1.42	1.00	1.00	1.00	0.00	0.00
Sub Plot No-15	111.41	84.55	80.70	165.25	1.42	1.00	1.00	1.00	0.00	0.00
Sub Plot No-16	111.41	84.55	80.70	165.25	1.42	1.00	1.00	1.00	0.00	0.00
Sub Plot No-17	111.41	84.55	80.70	165.25	1.42	1.00	1.00	1.00	0.00	0.00
Sub Plot No-18	111.41	84.55	80.70	165.25	1.42	1.00	1.00	1.00	0.00	0.00
Sub Plot No-19	111.41	84.55	80.70	165.25	1.42	1.00	1.00	1.00	0.00	0.00
Sub Plot No-20	111.41	84.55	80.70	165.25	1.42	1.00	1.00	1.00	0.00	0.00
Sub Plot No-21	111.41	84.55	80.70	165.25	1.42	1.00	1.00	1.00	0.00	0.00
Sub Plot No-22	98.96	84.55	80.70	165.25	1.50	1.00	1.00	1.00	0.00	0.00
Sub Plot No-23	125.94	84.55	80.70	165.25	1.43	1.00	1.00	1.00	0.00	0.00
Sub Plot No-24	108.67	84.55	80.70	165.25	1.43	1.00	1.00	1.00	0.00	0.00
Sub Plot No-25	108.67	84.55	80.70	165.25	1.43	1.00	1.00	1.00	0.00	0.00
Sub Plot No-26	112.33	84.55	80.70	165.25	1.42	1.00	1.00	1.00	0.00	0.00
Sub Plot No-27	112.33	84.55	80.70	165.25	1.42	1.00	1.00	1.00	0.00	0.00
Sub Plot No-28	112.33	84.55	80.70	165.25	1.42	1.00	1.00	1.00	0.00	0.00
Sub Plot No-29	112.33	84.55	80.70	165.25	1.42	1.00	1.00	1.00	0.00	0.00
Sub Plot No-30	112.33	84.55	80.70	165.25	1.42	1.00	1.00	1.00	0.00	0.00
Sub Plot No-31	1081.12	743.80	702.21	1446.01	1.32	1.00	1.00	1.00	0.00	0.00

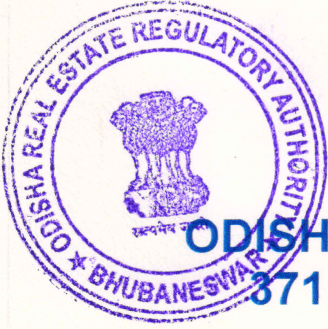


SITE PLAN
 PLOT NO-601 & 602
 KHATA NO-229/991
 MOUZA-JAGASARA
 THANA/TAHASIL-JATANI
 DIST:KHURDA
 SCALE=32"=1 MILE

AREA STATEMENT	
LAND AREA	= 7442.00 Sqm(Ac 1.838Dec)
TOTAL SUB PLOT AREA	= 4463.52 Sqm(59.97%)
TOTAL NOS SUB PLOT	= 30
OPEN SPACE AREA	= 864.92 Sqm(11.62%)
ROAD AREA	= 1741.46 Sqm(23.40%)
CIVIC AMENITIES AREA	= 372.10 Sqm(5.00%)

DRAWING TITLE: APPROVAL DRAWING	JOB TITLE: PROPOSED LAYOUT WITH HOUSING SCHEME PLAN of Smt. Pravasini Behera Plot No.- 601 & 602 Khata No-229/991, Thana/Tahasil - Jatani Mouza - Jagasara, Bhubaneswar, Dist.-khordha.	SCALE: 2:200	Architect: NISHANT SUMAN B. Arch. Registered Architect Regd. No.-CA/2001/28081	SIGNATURE OF APPLICANT: Pravasini Behera	SIGNATURE OF AUTHORITY:
		DATE:	Ar. NISHANT SUMAN B. Arch. Registered Architect Regd. No.-CA/2001/28081 BDA Regd. No.-Ar/070/BDA		
		SHEET NO-01/05			

LAYOUT PLAN
 SCALE=1:100



ODISHA REAL ESTATE REGULATORY AUTHORITY
371, VIVEKANANDA MARG, BHUBANESWAR

Form 'B'

(See Rule 5(1) of the Odisha Real Estate (Regulation and Development) Rules-2017)

REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 of the Real Estate (Regulation and Development) Act, 2016, to the following project under **Project Registration Number- RP/19/2020/00406**.

"EVOS EMPIRE" (Residential Project, Duplex, No. of Units-30) over Plot No.601/2324, Khata No.229/1407 & Plot No.602/2323, Khata No.229/1407, Mouza-Jagasara, Tahasil-Bhubaneswar, Dist. Khordha, Odisha.

1. **M/s. Evos Buildcon Private Limited** ,having its registered office at Plot No.780, Maharishi College Road, Saheed Nagar, Bhubaneswar-751007, Dist. Khordha, Odisha.
2. This registration is granted subject to the following conditions, namely:-

(i) The promoter shall enter into an agreement for sale with the allottees in such format as prescribed under Rule 8(1) of the Odisha Real Estate (Regulation & Development) Rules-2017 henceforth;

(ii) The promoter shall execute a registered conveyance deed in favour of the allottee, along with the undivided proportionate title in the common areas to the association of allottees as provided in section, 17 of the Act.

(iii) The promoter in case of new project shall deposit seventy per cent of the amounts realised by the promoter in a separate & project specific account to be maintained in a scheduled bank to cover the cost of construction and the land cost and to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of Section 4. In case of ongoing project, 70% of the unspent balance as on date shall be deposited in a separate and project specific bank account and the proof of such deposit shall be submitted to the Authority within 30 days from the date issue of the Registration Certificate.

(iv) The registration shall be valid for a period commencing from **10.12.2020** and ending with **24.02.2023** unless extended by the Authority in accordance with the Act and the rules made thereunder;

(v) The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder;

(vi) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.

(vii) **The promoter shall comply all the conditions imposed by the Planning Authority in the building plan approval letter.**

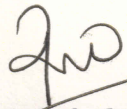
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10/12/2020

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3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

Dated: 10-12-2020,
Place: Bhubaneswar.


10/12/2020
Signature and seal of the Authorised Officer
Odisha Real Estate Regulatory Authority

Secretary
Odisha Real Estate Regulatory Authority

