SL. NO.	LATITUDE	LONGITUDE
1	20°22'20.7" N	85°49'54.8" E
2	20°22'20.8" N	85°49'55.3" E
3	20°22'20.7" N	85°49'55.3" E
4	20°22'21.1" N	85°49'57.3" E
5	20°22'21.8" N	85°49'57.0" E
6	20°22'22.0" N	85°49'57.0" E
7	20°22'22.1" N	85°49'57.0" E
8	20°22'22.4" N	85°49'57.8" E
9	20°22'22.9" N	85°49'58.3" E
10	20°22'23.5" N	85°49'59.7" E
11	20°22'24.3" N	85°49'58.0" E
12	20°22'25.4" N	85°49'57.7" E
13	20°22'26.4" N	85°49'57.6" E
14	20°22'26.5" N	85°49'57.8" E
15	20°22'26.8" N	85°49'58.4" E
16	20°22'27.1" N	85°49'58.6" E
17	20°22'27.2" N	85°49'58.7" E
18	20°22'28.7" N	85°49'59.4" E
19	20°22'29.0" N	85°49'59.5" E
20	20°22'28.7" N	85°49'59.9" E
21	20°22'28.0" N	85°50'00.3" E
22	20°22'27.8" N	85°50'00.4" E
23	20°22'27.1" N	85°50'00.5" E
24	20°22'26.3" N	85°50'00.5" E
25	20°22'25.4" N	85°50'00.7" E
26	20°22'25.0" N	85°50'00.8" E
27	20°22'24.6" N	85°50'00.8" E
28	20°22'24.1" N	85°50'00.9" E
29	20°22'23.8" N	85°50'01.0" E
30	20°22'23.2" N	85°50'01.1" E
31	20°22'22.5" N	85°50'01.3" E
32	20°22'21.7" N	85°50'01.5" E
33	20°22'21.8" N	85°50'01.5" E
34	20°22'21.4" N	85°50'01.6" E
35	20°22'20.5" N	85°50'01.8" E
36	20°22'20.2" N	85°50'01.1" E
37	20°22'19.8" N	85°49'59.9" E
38	20°22'19.3" N	85°50'00.2" E
39	20°22'18.9" N	85°50'00.5" E
40	20°22'18.4" N	85°50'00.9" E

SL. NO.	LATITUDE	LONGITUDE
41	20°22'17.6" N	85°50'00.1" E
42	20°22'18.2" N	85°49'59.2" E
43	20°22'18.9" N	85°49'58.6" E
44	20°22'19.0" N	85°49'58.8" E
45	20°22'19.6" N	85°49'58.0" E
46	20°22'19.8" N	85°49'57.9" E
47	20°22'20.3" N	85°49'57.9" E
48	20°22'19.9" N	85°49'56.7" E
49	20°22'19.8" N	85°49'56.1" E
50	20°22'19.9" N	85°49'56.0" E
51	20°22'19.8" N	85°49'55.9" E
52	20°22'19.9" N	85°49'55.7" E
53	20°22'19.7" N	85°49'55.3" E

NOTES

PLOT IN POSSESSION

ROAD AFFECTED LINE AS PER CDP

Evos Buildcon Pvt. Ltd.

evos
spreading love

07.11.2023

To

The Chairperson,
Real Estate Regulatory Authority,
Bhubaneswar.

Sub: Regarding clarification on approach road.

Sir,

With reference to subject cited above, I am to clarify you that there is an existing 100ft black top road. Further there is proposed 200 ft wide CDP road which is adjacent to project plot. Also, promoter has gifted an area of A0.056 dec for proposed CDP road. In this regard, Gift deed along with CDP map attached for your information and necessary action.

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

Yours sincerely

Evos Buildcon Pvt. Ltd.

Kalinga Keshari

Managing Director

For **M/S Evos Buildcon Pvt. Ltd.**

ORIGINAL 11082308300

भारतीय गैर न्यायिक

भारत

दस रुपये रु.10

TEN RUPEES Rs.10

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

ଓଡ଼ିଶା ओडिशा

60AA 183235

PAID

Kalinga Keshari Rath

GIFT DEED

THIS DEED OF GIFT made on this 22nd day of June 2023

BETWEEN

I/We **Kalinga Keshari Rath,** Managing Director and authorized representative of **"M/s. EVOS Buildcon Pvt. Ltd"** aged about 39 years, S/o Late Kailash Chandra Rath having its registered office At-At-M/76, Baramunda Housing Board Colony, Baramunda, P.S-Bharatpur, Bhubaneswar, Khordha vide **Sale Deed Document No. 11082305844 dt.03.05.2023** and Aadhaar no. **6975 6155 7863** do hereby solemnly affirm and indemnified BDA the following:-

Evos Buildcon Pvt. Ltd.
Managing Director

18224
31/5/23

Evos Buildcon (P) Ltd

Mr K K Pati

Kalinga Prabhakar Pat

DISTRICT TREASURY
KHURDA, BHUBANESWAR
25 MAY 2023
ADDL. TREASURY OFFICER

J. BARAL
STAMP VENDOR
S.R. Khandagiri, BBSR

DEPUTY DISTRICT SUB-REGISTRAR
KHURDA, BHUBANESWAR

(hereinafter called the **First Parties/ "Donor"** which expression shall mean and include her heirs, successors, executors, administrators, assignees and representative) of **ONE PART**.

AND

Bhubaneswar Development Authority represented by its **Secretary** at Akash Sova Building, Pandit Jawaharlal Nehru Marg, Bhubaneswar (hereinafter called the "Donee" which expression shall man and include its official successors, assignees, and representatives, administrators) of the OTHER PART.

WHEREAS, the Donor' is the absolute owner of the property mentioned in the schedule below and is in peaceful and exclusive possession over the same without any dispute and to the knowledge of all concerned.

AND WHEREAS, the Donor' is desirous to make a gift of the said schedule property in favour of the Donee for the purpose of public road, open space, civic amenities as envisaged in the CDP 2010 and lay out plans for the development , planned growth of the Urban Area for the interest of general public.

Evos Buildcon Pvt. Ltd
Managing Director

Bitoy K Pani

OFFICE OF THE DISTRICT SUB-REGISTRAR
ଜିଲ୍ଲା ରେଜିଷ୍ଟ୍ରେସନ୍ ଅଫିସର୍
ଖୋର୍ଦ୍ଧା, ଭୁବନେଶ୍ୱର
KHURDA, BHUBANESWAR

HENCE, THIS DEED OF GIFT WITNESSETH AS UNDER;

1). The Donor' is hereby conveys, grants, transfers and assigns by way of this GIFT the said property scheduled below here under in favour of the 'Donee' for use of Public purpose as per convenience of Donee.

2). The Donor' is hereby delivers possession of the developed road, with other infrastructures as per CDP'2010 lay out plan to the Donee over the schedule property for free access of general public.

3). The 'Donee' shall mutate the land in its name and all other records and shall pay rent & taxes to which the 'Donor's or any of their successors, executors, administrators, assignees and representatives will have no objection whatsoever.

4). Neither the 'Donor' nor any of their successors, executors, administrators, assignees and representatives will have right to claim or demand the gifted property more fully described in the schedule at any point of time and in case any such claim is raised shall be invalid and will stand extinguished, in view of operation of this clause of the deed. The done shall exercise right, title interest and possession over the scheduled property and the gift deed acts

Evos Buildcon Pvt. Ltd
Managing Director

Endorsement of the certificate of admissibility

Admissible under rule 25: duly stamped under the Indian stamp (Orissa Amendment act 1 of 2008) Act 1899, Schedule 1-A No. 33 Fees Paid : Registration fees exempted ., User Charges-0 ,Total 0

Date: 22/06/2023

Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar **District Sub-Registrar KHURDA(BBSR)** between the hours of 10:00 AM and 1:30 PM on the **22/06/2023** by **KALINGA KESHARI RATH MANAGING DIRECTOR OF MS EVOS BUILDCON PVT. LTD.** , son/daughter/wife of , of **AT- M/76, BARAMUNDA HOUSING BOARD COLONY, BARAMUNDA, PS- BHARATPUR, BBSR, DIST- KHORDHA** , by caste , profession and finger prints affixed.

Signature of Presenter / Date: 22/06/2023

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
KALINGA KESHARI RATH MANAGING DIRECTOR OF MS EVOS BUILDCON PVT. LTD.		316507536		22-Jun-2023
SECRETARY BHUBANESWAR DEVELOPMENT AUTHORITY(GOVT)	Execution By SECRETARY BHUBANESWAR DEVELOPMENT AUTHORITY(GOVT) Who is Exempt from personal Appearance in this office U/S 88 Act XVI of 1908 approved by	Execution By SECRETARY BHUBANESWAR DEVELOPMENT AUTHORITY(GOVT) Who is Exempt from personal Appearance in this office U/S 88 Act XVI of 1908 approved by	Execution By SECRETARY BHUBANESWAR DEVELOPMENT AUTHORITY(GOVT) Who is Exempt from personal Appearance in this office U/S 88 Act XVI of 1908 approved by	-------

Identified by **BIJAY KUMAR PADHI** Son/Wife of **BAISHNAB CHARAN PADHI** of **780, SAHID NAGAR, BBSR, DIST- KHORDHA** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
BIJAY KUMAR PADHI		428 1254		22-Jun-2023

Date: 22/06/2023

Signature of Registering officer

Endorsement of certificate of registration under section 60

Registered and true copy filed in : Office of the District Sub-Registrar, KHURDA(BBSR)

Book Number : 1 || Volume Number : 159

Document Number : 11082307690

For the year : 2023

Seal :

Date: 23/06/2023

Signature of Registering officer

upon on and from the time and movement of execution of deed before Registering Authority.

5). The 'Donor' be fully satisfied with the contents of the deed executes this gift deed in favour of the Donee in free will and without practice of any fraud or coercion.

SCHEDULE OF PROPERTY

Dist-Khordha, Tahasil-Bhubaneswar Government of Odisha, DSRO- Khordha,Bhubaneswar, P.S-New Capital, Thana No.14, **Mouza-Raghunathpur**, **Khata No.729/1024** (Seven hundred twenty nine by One thousand twenty four) Status-Sthitiban, **Plot no.2159/3516** (Two thousand one hundred fifty nine by Three thousand five hundred sixteen) for **Widening of proposed 200ft wide road-** an area of **A0.026 decs** out of total area A0.035 decs, and **Khata No.913** (Nine hundred thirteen) **Plot No.2159/2582** (Two thousand one hundred fifty nine by Two thousand five hundred eighty two) an area of **A0.030 decs** out of total area A0.080 dec (**i.e Total Gift Area=A0.056 decs,** Kisam-Gharabari (Vacant Land). For better appreciation of schedule land a sketch map of road (developed), open space, amenities area shown in coloured form is attached herewith. It forms part of the deed, Rent Rs._____, approximate valuation Rs._____.

Evos Buildcon Pvt. Ltd
Managing Director

The land is not lease hold ~~and it is not~~ within the consolidate operation. The land is situated within Tahasil-Bhubaneswar area. It is not an endowment land.

IN WITNESS HEREOF THE Donor' signed this_____day of _____ 2023 first above written in presence of following witnesses.

Evos Buildcon Pvt. Ltd

Managing Director

Donee

Secretary
Bhubaneswar Development Authority
Bhubaneswar

8/6/23

Doner

WITNESSES:

1. Tapan Ku. Das

2. Manoj Kumar Sahu

WITNESSES:

1. Surendra Kumar Ray

① BITOY Pattnaik
S/o - B. C Pattnaik
at - 280 Saheed Nagar
BBSR

2.

REGISTERED & TRUE COPY
FILED IN
BOOK NO. .....
Volume No. .....
Pages.....to.....
Being No .....
For the year 2023
108230 8900
Dt 22/6/23

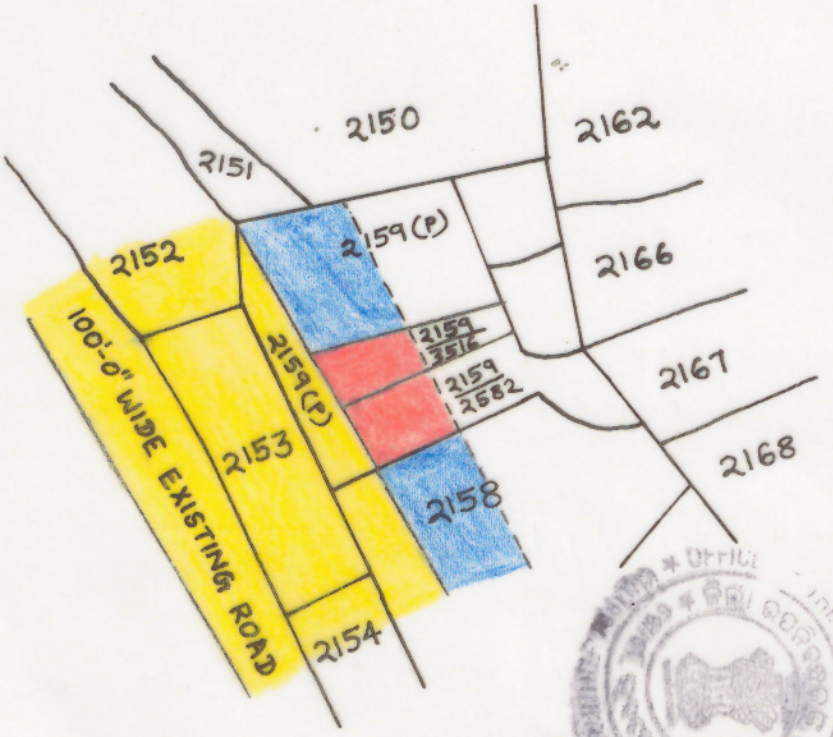
DISTRICT SUB-REGISTRAR
KHURDA, BHUBANESWAR

DISTRICT SUB-REGISTRAR
KHURDA, BHUBANESWAR

N

S

MOUZA : RAGHUNATHPUR SHEET NO-2
P.S : NEWCAPITAL NO-14
TAHASIL : BHUBANESWAR NO-263
DIST : PURI (HAL-KHORDA)
SCALE : 64" = 1 MILE
YEAR : 1973-74



LAND SCHEDULE

SL. NO.	KHATA NO.	PLOT NO.	KISAM	TOTAL AREA	GIFT AREA INFAVOUR OF B.D.A	PURPOSE
1	2	3	4	5	6	7
1	729/1024	2159/3516	GHARABARI	A0.035	A0.026	FOR WIDENING OF PROPOSED 200'-0" WIDE C.D.P ROAD
2	913	2159/2582	GHARABARI	A0.080	A0.030	FOR WIDENING OF PROPOSED 200'-0" WIDE C.D.P ROAD
TOTAL : A0.056						

REFERENCE

EXISTING 100'-0" WIDE ROAD.

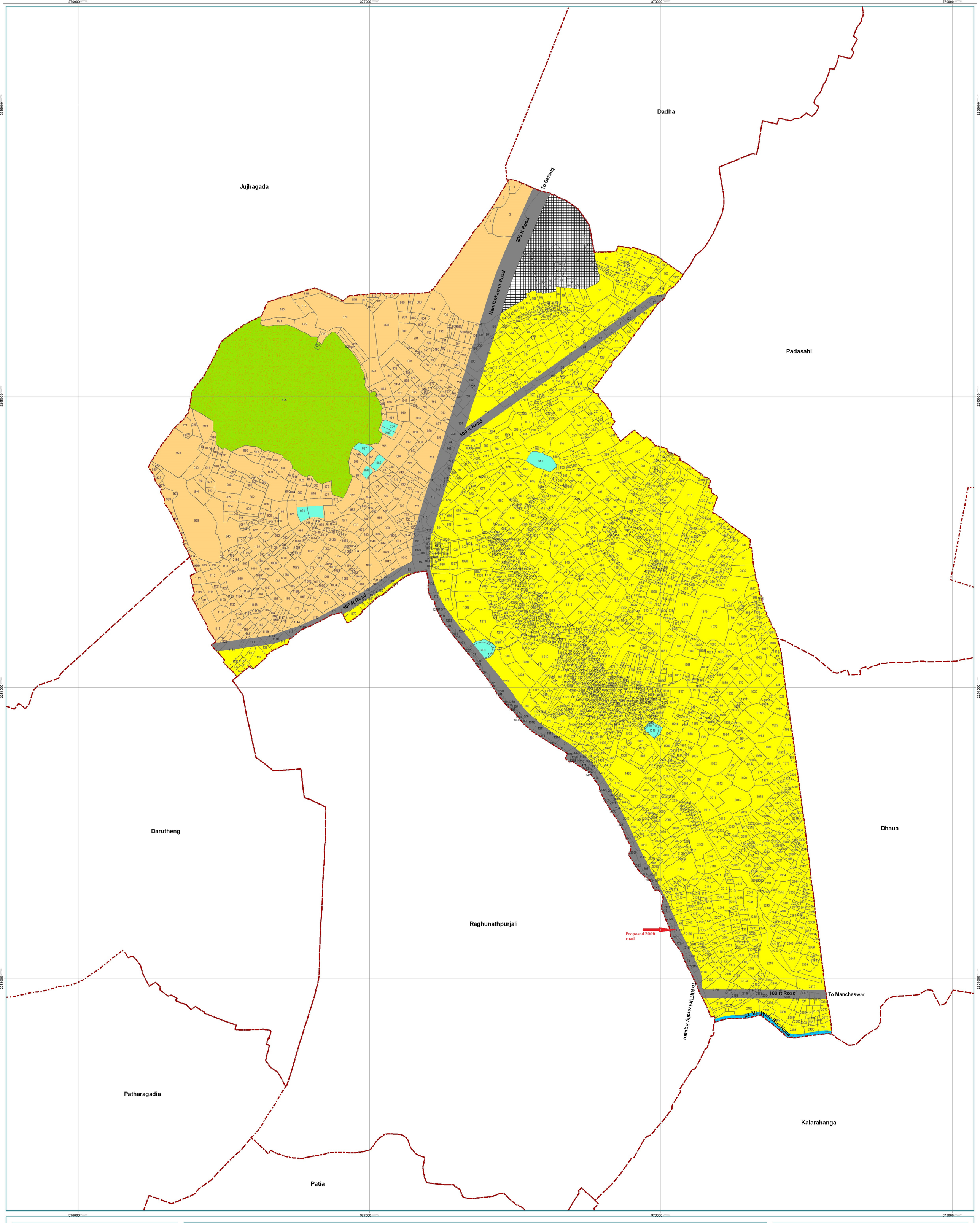
C.D.P ROAD AFFECTED AREA.

PROPOSED C.D.P ROAD.

Evos Buildcon Pvt. Ltd
Kalinga Kesari Patra
Managing Director

Secretary
Bhubaneswar Development Authority
Bhubaneswar

8/6/23



Proposed Landuse Plan for Raghunathpur Mouza (Zone No.13: Chandrasekharpur & Zone No.12: Bharatpur)

Comprehensive Development Plan for Bhubaneswar Development Plan Area 2030

FINAL PROPOSAL

Legend

- Mouza Boundary
- Plot Boundary

Landuse

- R — Residential Use Zone
- C-1 — Retail Commercial & Business Use Zone
- C-2 — Wholesale Commercial Use Zone
- I — Industrial Use Zone
- PS — Public & Semi-public Use Zone
- US — Utility & Services Use Zone
- OS — Open Space Use Zone

Transportation Use Zone

- T-1 — Road
- T-2 — Railways
- T-3 — Airport
- T-4 — Bus Depots/Truck Terminals

Agricultural & Forest Use Zone

- A-1 — Agricultural
- A-2 — Forest

Water Bodies Use Zone

- W-1 — Rivers, Canals & Streams
- W-2 — Ponds, Lakes & Lagoons

Special Heritage Zone

- SH — Protected Monuments & Precincts
- SH-R — Residential within Special Heritage Zone
- SH-C — Commercial within Special Heritage Zone
- SH-PS — Public & Semi-public within Special Heriatge Zone
- ES — Environmentally Sesitive Zone

Tahsil	Police Station	Mouza No.
Bhubaneswar	Bhubaneswar	14

Scale - 1:4,000
Meters
0 50 100 200 300 400

Department of Architecture and Regional Planning
Indian Institute of Technology Kharagpur - 721302
Consultant In-Charge:
Professor B.K. Sengupta