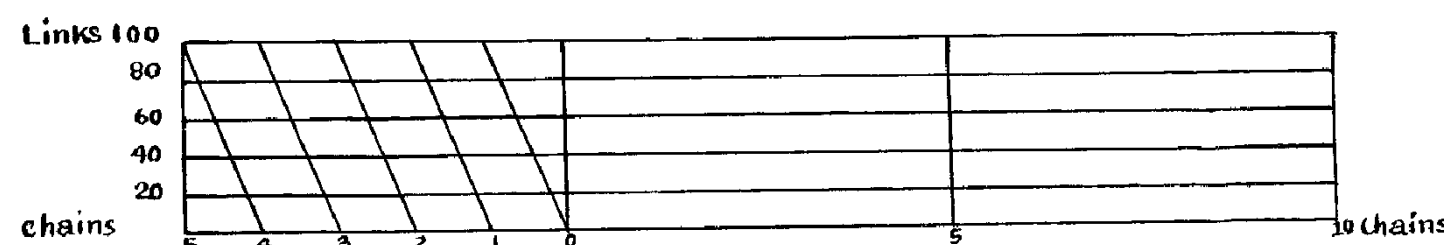


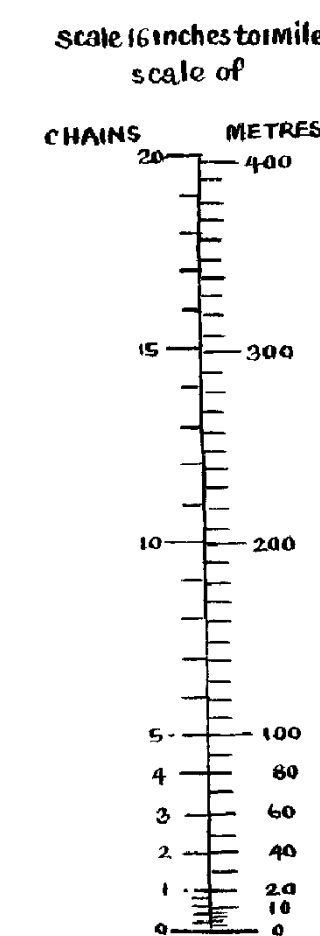
NOTES

 PLOT IN POSSESSION



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certified that this map has been finally framed and a copy of it has been finally published in accordance with rule 29 read with rule 60 of O. S. & S. Rules, 1962 on 26th. September 1989.

1/2
2/1 4/9
settlement officer.

**PROPOSED RESIDENTIAL APARTMENT BUILDING PLAN (S+5) OF SRI SITESH AGARWALLA & MR. MANOJ KUMAR AGARWALLA
OVER PLOT NO. : 5611/22518 & 5610 KHATA : 3470/5279 IN MOUZA : DHENKANAL TOWN, DHENKANAL, ODISHA.**

NOTARISED



ଓଡ଼ିଶା ओडिशा ODISHA

DUSASAN SAMANTARAY
NOTARY, GOV. OF ODISHA
BHUBANESWAR ODISHA
REGD. NO. 88/2012
MOB-9439143015

AFFIDAVIT

We, **Mr. Manoj Kumar Agarwalla**, aged about 43 years, S/O- Jagdish Prasad Agarwalla, & **Mr. Sitesh Agarwalla**, aged about 41 years, S/O- Sanwar Mal Agarwalla, both are Partner. of **DWARKA BUILDERS** registered office at-Plot No. 3115/21306, Khata No. 3470/3223, Mouza- Dhenkanal Town, P.S- Dhenkanal Sadar, Gandhi mandr road, Near Nua Pokhari, Laxmi bazar, Dist- Dhenkanal, Odisha- 759001, do hereby solemnly declare, undertake and state as under:

The project "MANORAMA ENCLAVE" is going to develop over Plot No. 5611/22518 & 5610, Khata no: 3470/5279, Mouza- Dhenkanal town, being duly Approved by Planning Authority Dhenkanal Municipality vide its letter No.BP/DKN/007944, Dated: 29/02/2024.

That the project is well connected to the Road running over Plot No. 5624 recorded under Khata No. 3724 of Mouza- Dhenkanal Town in the name of Purta Bibhag, photo copy of the site & google map is enclosed for kind reference.

Our project is adjacent to this access road which is connecting Dhenkanal Autonomous collage road to Angul bypass road and adjacent

FOR - DWARKA BUILDERS

Manoj Kumar Agarwalla
Partner

FOR - DWARKA BUILDERS

Sitesh Agarwalla
Partner

to connect with N:H 16 & This road has been maintained by the PWD division.

Clarifying it is an existing 12 MTR wide Black Top road in the field.

That after due field enquiry regarding approach road the planning authority has approved the plan.

It is relevant to draw your kind notice that another project namely "Anima Complex" has been already been developed over the plot no. 5611/22520, 5611/22522 & others which is adjacent to our project plot after due approved by your Hon'ble authority on dated. 11.12.2018 vide RC No. MP/09/2018/00227.

FOR - DWARKA BUILDERS

[Signature]
Partner

FOR - DWARKA BUILDERS

[Signature]
Partner

Deponent.



[Signature]
DUSASAN SAMANTARAY
NOTARY, GOVT. OF ODISHA
BHUBANESWAR, ODISHA
REGD. NO. 88/2012
MOB-9439143015



ANIMA COMPLEX
Developed by
BAIKUNTHA BALIA
CONSULTANCY & DEVELOPER PVT LTD
Bhubaneswar, Odisha









The Ray's

site

College Rd

College Rd

College Rd

Google

Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 India Terms Privacy Send Product Feedback



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 MP/09/2018/00227.**

"Anima Complex" at Kunjakanta, Dhenkanal, Dist. Dhenkanal, Odisha.

"M/s. Baikuntha Balia Consultancy & Developers Pvt. Ltd." having its Registered Address at HIG, C-86, Baramunda Housing Board Colony, Baramunda, Bhubaneswar, Dist. Khordha, Odisha.

1. 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 **11.12.2018** and ending with **16.03.2020** 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.

2. 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: 11.12.2018.

Place : Bhubaneswar.


Signature and seal of the Authorised Officer
Odisha Real Estate Regulatory Authority

Secretary
Odisha Real Estate Regulatory Authority