

ପରିଶିଷ୍ଟ - ୧
ପର୍ଚ୍ଚା ନଂ - ୩୩
ପରିଚ୍ଛେଦ - ୩୦୨

ସୌଜ୍ଞ
ଆକା
ଆକା ନମ୍ବର

ଖଟିୟାଜ



ବହମିଲ
ବହମିଲ ନମ୍ବର
ଡିଭିଜନ
ବାରଙ୍ଗ

୧) ଖଟିୟାଜର କ୍ରମିକ ନମ୍ବର 751/2915	୨) ଖଟିୟାଜର ନାମ ଓ ଖୋଦ୍ଦାତ ବା ଖଟିୟାଜର କ୍ରମିକ ନମ୍ବର					୩) ପ୍ରକାର ନାମ, ପିତାଙ୍କ ନାମ, ଡାକି ଓ ବାସସ୍ଥାନ
	୦୧୫୩ ଉତ୍ତରାଧିକାର ଖୋଦ୍ଦାତ ନମ୍ବର ।					ଅନୁଗ୍ରହ ନାୟକ ପି. ବିପିନ ବିହାରୀ ନାୟକ ଡା. ଖଣ୍ଡାୟତ ବା. ନରସିଂହ ଲେନ, ଆ-କୁମାରପଡା, ଡି-ପୁରୀ
୪) ବୃତ୍ତି	୫) ଦେୟ					୬) କୃମିବର୍ଦ୍ଧନାକାର ଖଟିୟାଜ ବିବରଣୀ
ଖିରିଦାନ	ନକଲ	ଜମିନୀ	ପେସ	ନିଷ୍କାର ସେସ ଓ ଅନ୍ୟାନ୍ୟ ସେସ ଯଦି କିଛି ଥାଏ	ମୋଟ	
		21.00	16.00	0.00	37.00	
୭) ବିଶେଷ ଅନୁସନ୍ଧାନ ଯଦି କିଛି ଥାଏ	ବାଜାର ଖାତର ନେମ୍ବର ନଂ 6220/2024 କୁକୁମ ମୁଦ୍ରାବଳ ପୁର ନଂ 934/5629 ପୁ ରକବୀ ଏ 0.0690 ଡି କୁ ନମ୍ବର 21.00 ପୁରାବଳ ଖାତା ନଂ 751/2506 ରୁ					

BLANK SPACE FOR STAMPING

ଅତିରିକ୍ତ ପ୍ରକାଶନ ଚାରିଜ

ଉତ୍ତରାଧିକାର ଚାରିଜ

ବାହ୍ୟାଂଶ ସ୍ୱତନ୍ତ୍ର ବିଭାଗ ଦେଇ ପ୍ରଦତ୍ତ


Amin


R.K.


Addl. Tahasildar-cum-OIC
Record Room
Barang

24/04/2024

ଅଭିଯାନର କ୍ରମିକ ନଂ 751/2015			ମୋଟା ଦେଇଗଣିତ				ପିଛା : ନବନ	
ଚକ୍ର ନମ୍ବର	ଚକ୍ରକୁଳ ହୋଇଥିବା ଘଟ	ଚକ୍ରକୁଳ ହୋଇନଥିବା ଘଟ	ବିଭାଗର ବିସ୍ତାରିତ ବିବରଣୀ ଓ କୌଣସି	ପ୍ରକାର			ଚକ୍ରକୁଳ ହୋଇନଥିବା ଜମିର ବିସମ	ମାପଦାନ (ଅନ୍ୟ ବିବରଣୀ ସହ କୌଣସି ପ୍ରକାର ବା ବ୍ୟକ୍ତିଙ୍କର ସ୍ୱାର୍ଥ ବା ସ୍ୱତ୍ତ୍ୱ ଦ୍ୱାରା ଗଠା ଏଠାରେ ଉଲ୍ଲେଖ କରାଯାଉ)
୮	୯	୧୦	୧୧	୧୨	୧୩	୧୪	୧୫	
		୨୩୪/୫୫୭୫		୦.୦୬୭	୦.୦୨୭୭	ପ୍ରକାଶନ		
		1 plot		୦.୦୬୭	୦.୦୨୭୭			

ଖଟିୟାନ

ମୌଜା : ବେଲଗଛିଆ
ଆନା କଟକ ସବର
ଆନା ନମ୍ବର 34

ଚନ୍ଦ୍ରସିଲ : ବାଗଙ୍ଗ
ଚନ୍ଦ୍ରସିଲ ନମ୍ବର 269
ଜିଲ୍ଲା : କଟକ

ଖଟିୟାନର କ୍ରମିକ ନମ୍ବର 751/2915	୨) ଜମିଦାରଙ୍କ ନାମ ଓ ଖେତର ବା ଖଟିୟାନର କ୍ରମିକ ନମ୍ବର				ଖ) ପ୍ରକାର ନାମ, ପିଚାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ	
୬) ବୃତ୍ତ	ଜଳକର	ଖଜଣା ସେସ୍	ନିଷ୍କାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଆଏ	ମୋଟ	ଅମରେଶ ନାୟକ ପି ବିପିନ ବିହାରୀ ନାୟକ ଜା: ଖଣ୍ଡାୟତ ବା ଜଗନ୍ନାଥ ଲେନ, ଆ-କୁମାରପଡା, ଜି-ପୁରୀ	
					୫) ବେସ	୭) କ୍ରମବର୍ତ୍ତନଶୀଳ ଖଜଣାର ବିବରଣୀ
ଛତିଚାମ		21.00	16.00	0.00	37.00	
୧) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଆଏ	ବାଖଲ ଖାତର କେଶ ନଂ 6220/2024 ହୁକୁମ ପ୍ରତାପକ ସ୍ମର ନଂ 934/5629 ସ୍ମରକବା ଏ 0.0690 ହି ହୁ ଜମା ଟ 21.00 ପ୍ରତାପନ ଖାତା ନଂ 751/2596 ହୁ					
BLANK SPACE FOR STAMPING						

BLANK SPACE FOR STAMPING

ଅନ୍ତିମ ପ୍ରକାଶନ ତାରିଖ :
ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ :

ଖଟିୟାନର କ୍ରମିକ ନଂ : 751/2915		ମୌଜା : ବେଲଗଛିଆ				ଜିଲ୍ଲା : କଟକ	
ଚକର ନମ୍ବର	ଚକ ହୁତ ହୋଇ ଥିବା ସ୍ମର	ଚକ ହୁତ ହୋଇ ନଥିବା ସ୍ମର	କ୍ଷେତ୍ରମର ବିସ୍ତୀରିତ ବିବରଣୀ ଓ ଚୌହଦି	ରକବା		ଚକ ହୁତ ହୋଇ ନଥିବା ଜମିର କ୍ଷେତ୍ର	ମନ୍ତବ୍ୟ
				ଏକର	ଡି.		
8	9	10	11	12	13	14	15
		934/5875		0	0.0279	ପରଗାରି	
		1 plot		0	0.0279		

ବାଷ୍ପୀୟ ପ୍ରତ୍ତିମା ବିଜ୍ଞାନ କେନ୍ଦ୍ର 02/03/2025 04:31:39 IP : 152.59.157.30

PRATYAKSH ESTATES PVT. LTD.

Devyanate Mohanty
DIRECTOR



ODISHA

13AA 509765

BEFORE THE NOTARY PUBLIC AT CUTTACK

AFFIDAVIT

I, Divyasnata Mohanty, wife of Prabhat Kumar Pradhan, aged about 25 years, residing at Satahat, Christian Sahi, P.O.-Buxi Bazar, P.S.-Lalbag, Cuttack-753001, Odisha, India, and Director of Pratyaksh Estates Private Limited (CIN: U70200OR2022PTC039728), herinafter referred to as the "Promoter," do hereby solemnly affirm and declare on oath as follows:

1. **Project Details and RERA Application:** I state that the Promoter has conceived and developed a real estate project named "RIVERDALE Project" located at Belagachia, Trisulia, Cuttack, Odisha, spanning a total land area of 13.340 acres. An application for registration of the said project under the Real Estate (Regulation and Development) Act, 2016, has been submitted to the **Odisha Real Estate Regulatory Authority (ORERA)** vide application number **PR2504002**, dated **4th April 2025**, seeking registration for the remaining unsold portion of the project as detailed herein.

Divyasnata Mohanty
DR. BEHERA
NOTARY
CUTTACK TOWN

Divyasnata Mohanty

୧୫୦୦ ଟଙ୍କା ଓ.ଏ.ଏ. - ୧୦୦୦୦୦
ପ୍ରାପ୍ତ ହେଉଛି ଟଙ୍କା ଓ.ଏ.ଏ. ଓ.ଏ.ଏ. ଓ.ଏ.ଏ.
ଓ.ଏ.ଏ. ଓ.ଏ.ଏ. ଓ.ଏ.ଏ. ଓ.ଏ.ଏ. ଓ.ଏ.ଏ.
ଓ.ଏ.ଏ. ଓ.ଏ.ଏ. ଓ.ଏ.ଏ. ଓ.ଏ.ଏ. ଓ.ଏ.ଏ.

P. C. Dey

BISHNU CHARAN BARIK
STAMP VENDOR
TAHASIL BARANG

Dr
26 OCT 2023
Treasury Officer,
Cuttack

2. **Sale of Plots to Allottees:** I affirm that the Promoter, through its authorised representative (myself), has executed sale deeds in favour of 49 individual purchasers/allottees for plots aggregating to 7.43253 acres out of the total 13.340 acres of the project land. The details of these allottees, including their names, sale deed numbers, dates, and respective plot areas, are provided in Annexure-A attached hereto and form an integral part of this affidavit. I confirm that these transactions were completed prior to the submission of the RERA registration application and that the Promoter has complied with all applicable laws and regulations at the time of such sales.

3. **CDA Layout Approval and Interest Payment:** I declare that prior to obtaining approval of the layout plan from the Cuttack Development Authority (CDA), the Promoter paid compound interest amounting to ₹1,22,00,000 (Rupees One Crore Twenty-Two Lakhs only) to the CDA in respect of the sale deeds executed for the aforementioned 49 allottees. Subsequently, the CDA granted formal approval of the layout plan vide its letter number **2345/BP/CDA**, dated **1st March 2025**. Copy of the CDA approval letter are annexed as Annexure-B for reference.

4. **Remaining Unsold Area and ORERA Registration:** I state that after accounting for the 7.43253 acres sold to the aforementioned allottees, a balance area of 5.90747 acres remains unsold within the total project area of 13.340 acres. The Promoter hereby seeks registration of the said remaining unsold area of 5.90747 acres under the RERA Act with ORERA to enable lawful marketing and sale of plots in compliance with the provisions of the Act and the rules framed thereunder.

5. **Compliance with ORERA Requirements:** I affirm that the Promoter has furnished all requisite details, documents, and plans as required under Section 4 of the RERA Act, including but not limited to the sanctioned layout plan, land title documents, financial details, and a schedule for the development of the remaining unsold area. The Promoter undertakes to adhere to the timelines and obligations stipulated under the RERA Act and ORERA regulations upon registration.

6. **Declaration:**

I, the deponent, solemnly declare that the contents of paragraphs 1 to 5 above are true



RB

Deputy
R.D. BEHERA
NOTARY
CUTTACK TOWN

Devyansha Mohanty

to the best of my knowledge and belief, and I have not concealed any material fact or information relevant to the registration of the "RIVERDALE Project" with ORERA. I am aware that any false statement or omission may attract penalties under the RERA Act, 2016.

Solemnly affirmed at Cuttack on this 22nd day of April 2025.

DEPONENT

Divyasnata Mohanty

Divyasnata Mohanty

Director, Pratyaksh Estates Private Limited



Advocate

VERIFICATION

I, the above-named deponent, verify that the contents of paragraphs 1 to 6 of this affidavit are true to my knowledge, and I believe the same to be true. No part of this affidavit is false, and nothing material has been concealed therefrom.

[Signature]

Divyasnata Mohanty

DEPONENT

Divyasnata Mohanty

22/04/25
B.P. BEHERA
NOTARY
CUTTACK TOWN

The above name deponent being identified by *P.K. Muduly* Advocate solemnly affirm and state before me that the contents of this affidavit / agreement are true to the best of his/her knowledge and belief.

22/04/25
B.P. Behera
NOTARY, Cuttack Town

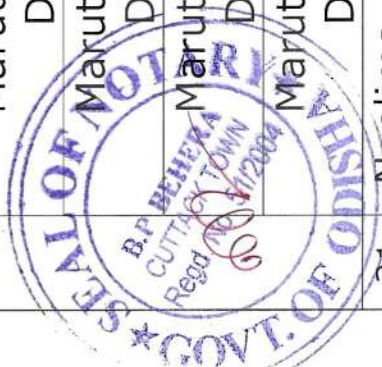
Anexture (A)				
Sr No	Name	Document No	Document Date	Area
1	Amaresh Nayak	11832403271	27/08/2024	0.06886
2	Ankit Singla & Anita Singla	11832303579	20/10/2023	0.09181
	Ankit Singla & Anita Singla	11832303704	11/01/2023	0.09181
3	Arun Kumar Bhawsinka	11832401937	18/05/2024	0.06886
4	Bijaya Prusty	11832402617	07/10/2024	0.03443
5	Binoda Bihari Pati	11832400750	03/02/2024	0.22954
6	Chandan Kumar Mohanty	11832401678	05/04/2024	0.04591
7	Chinmayee Swain	11832402870	29/07/2024	0.04591
8	Dambarudhar Behera	11832402223	06/11/2024	0.06886
9	Hemendra Kumar Mahapatra	11832304102	12/02/2023	0.13772
10	Nilip Kumar Das	11832304289	18/11/2023	0.04591
11	Dipika Mishra	11832403452	09/10/2024	0.06886
12	Divyasnata Mohanty	11832401871	05/02/2024	0.05509
	Divyasnata Mohanty	11832401870	05/02/2024	0.05509
	Divyasnata Mohanty	11832401869	05/02/2024	0.05509
	Divyasnata Mohanty	11832401799	05/06/2024	0.03443
13	Elora Priyadarshini Mishra	11832403643	24/09/2024	0.03443
14	Gitanjali Nayak	11832403365	09/02/2024	0.03443
15	Highrank Properties	11832303392	10/09/2023	0.11018
16	Kiran Jena	11832402105	30/05/2024	0.06886
17	Manash Ranjan Mishra	11832402981	08/03/2024	0.03443
	Manash Ranjan Mishra	11832304288	18/12/2023	0.03443
18	Manasi Manjari Samal	11832402907	30/07/2024	0.06197
19	Manorama Samal	11832402908	30/07/2024	0.04132
20	Maruti Realities and Developers	11832404343	21/21/2024	0.03443
	Maruti Realities and Developers	11832404343	21/21/2024	0.03443
	Maruti Realities and Developers	11832404343	21/21/2024	0.05509
	Maruti Realities and Developers	11832404343	21/21/2024	0.03443



B.P. BEHERA
 NOTARY
 CUTTACK TOWN

Divyasnata Mohanty


Developers			
Maruti Realities and Developers	11832404343	21/21/2024	0.03443
Maruti Realities and Developers	11832404343	21/21/2024	0.03443
Maruti Realities and Developers	11832404343	21/21/2024	0.03443
Maruti Realities and Developers	11832404343	21/21/2024	0.03443
Maruti Realities and Developers	11832404343	21/21/2024	0.03443
Maruti Realities and Developers	11832404343	21/21/2024	0.03443
Maruti Realities and Developers	11832404343	21/21/2024	0.03443
Maruti Realities and Developers	11832404343	21/21/2024	0.03443
Neelima Associates Pvt Ltd	11832303631	24/10/2023	0.41317
Nirmala Parida	11832403372	09/03/2024	0.06197
Subhashree Das	11832500215	31/01/2025	0.13772
Prabhat Kumar Pradhan	11832401802	13/05/2024	0.03443
Pragyan Utkalika	11832401366	15/04/2024	0.04591
Bishnu Charan Majhee	R 082354	03/02/2023	0.62989
Priyanka Priyadarshini	11832403594	20/09/2024	0.04132
Rajashree Behera	11832403518	13/09/2024	0.04591
Rajendra Kumar Swain	11832304174	12/08/2023	0.04591
Rajendra Kumar Swain HUF	11832303394	10/09/2023	0.05509
Rajendra Kumar Swain HUF	11832304173	12/08/2023	0.22954
Rajib Sandha	11832300714	03/09/2023	1.44980
Rashmirekha Rout	11832400322	02/02/2024	0.04591
Rasmiranjan Behera	11832403520	13/09/2024	0.03443
Redpack Developers Ltd	11832303393	10/09/2023	0.22036
Ritu Agarwal	11832303961	20/11/2023	0.44071
Ritu Agarwal	11832304362	21/12/2023	0.22954
Ritu Agarwal	1182400558	17/02/2024	0.10100
Sambit Patra	11832403145	16/08/2024	0.04132
Sheela Priyadarshini	11832403593	20/09/2024	0.04132



Dec 22/10/25
B.P. BEHERA
NOTARY
CUTTACK TOWN

Digyanati Mohanty

38	Shibashish Baral & Pallavi Swain	11832402104	05/03/2024	0.06886
	Subhalaxmi Maharana	11832403283	28/08/2024	0.05509
39	Subhalaxmi Maharana	11832403285	28/08/2024	0.05509
	Subhalaxmi Maharana	11832403286	28/08/2024	0.04591
40	Subhashree Nanda	11832403394	09/04/2024	0.03443
41	Subrat Kumar Bhanja	11832402909	16/08/2024	0.04132
42	Sudev Rajdarshan	11832402531	07/03/2024	0.04591
43	Sunil Kumar Majhee	11832304280	16/11/2023	0.04591
44	Suprabha Shukla	11832304191	11/11/2023	0.04591
45	Suresh Chandra Swain	11832304380	22/12/2023	0.03443
46	Susanta Kumar Bhanja	11832403131	16/08/2024	0.03443
47	Suvasish Gahan	11832400924	14/03/2024	0.48203
48	Swarnalata Moharana	11832403592	20/09/2024	0.03443
49	Vikram Kumar Nayak	11832402553	07/05/2024	0.04591
				7.43253

(Note: Full list of 49 allottees to be included as per the original document.)



Supporting Documents

Copy of CDA Layout Plan Approval Letter No. 2345/BP/CDA, dated 1st March 2025.

R

Dnyanendra Mohanty

B.P. BEHERA
NOTARY
CUTTACK TOWN



CUTTACK DEVELOPMENT AUTHORITY

ARUNODAYA BHAWAN: LINK ROAD: CUTTACK-12.

Order for Grant of Permission.



_____/CDA, Cuttack, Dated.
BP. No. 13/2023.

Permission under Sub-Section (3) of the Section -16 of the Orissa Development Authorities Act, 1982 is hereby granted in favour of Pratyaksh Estates, Pvt. Ltd. represented through Divyasnata Mohanty, Prabhat Kumar Pradhan, Amarendra Nayak, Sambit Patra, Nirmala Parida, Dillip Kumar Das & others as indicated in the layout for approval of sub-division lay-out plan for Residential purpose in respect of plot No. 934/5629, 934/5771, 934/5760, 934/5875, 934/5871, 934/5877, 934/5708 & others Khata No. 751/2596, 751/2788, 751/2777, 751/2915, 751/2906, 751/2916, 751/2701 & others Village-Belagachhia, Tahasil- Baranga, coming within the Development plan area of Cuttack Development Authority subject to following conditions/restrictions:-

1. a) (i) The sub-division of land shall be used exclusively for Residential purpose and the uses shall not be changed to any other use/purpose without prior approval of this Authority.
ii) The development shall be undertaken strictly according to plan (enclosed).
iii) Open space / civic amenities measuring **9597.37 sqm.** as shown in the approved layout plan shall be earmarked & developed and no part of it will be used for any other purpose.
iv) The road land/road side drain and other common social and physical amenities shall be developed at the cost of the applicant & free gifted to Local Authority/ CDA for maintenance.
v) The land over which sub-division layout is proposed is accessible by an approved means of access of **18.29 mtr.** in width and it is connectivity approach design shall comply to the NOC given by W.R. Deptt. Vide their letter no. 3672/dt.14.05.2024.
vi) The permission is valid for a period of **three years** with effect from the date of its issue.
- b) Permission accorded under the provision of sub section (3) of section 16 of ODA Act, 1982 can not be construed as an evidence in respect of right, title, interest of plot and connected road over which the plan is approved.
- c) Any dispute arising out of land record or in respect of right, title, interest after this approval, the plan shall be treated automatically cancelled during the period of dispute.
- d) The applicant shall not encroach nearby Govt. land or utilize any other Govt patch of land for providing any utility services/connectivity etc. and the use of the layout shall be limited within the scope of the land owned by the applicant over which permission has been accorded.
- e) The existing connecting road originating from Public road upto the layout shall be developed with provision of culvert at appropriate location strictly as the stipulation of the NOC given by W.R. Deptt. Vide their L./No. 3672 dt. 14.5.24.
- f) Physical amenities like water tank, transformer, garbage collection points etc. are to be developed by the applicant at their own cost accordingly.

2. The applicant shall abide and comply all the stipulated conditions of the technical NOC given by W.R.Deptt. Vide their Letter No. 3672 dt. 14.05.2024.
3. The applicant shall ensure brushing of the layout keeping a reasonable height to avoid any possible flooding.
4. If any dispute arises in respect of right title interest of the plots connectivity to the site (approach road) any legal issue pertaining to the location of the plot its zoning etc. CDA will not be held responsible for the same and during the period of such issue (if any) the layout shall be treated as automatically cancelled.
5. The allocation/sale of EWS/LIG Plots shall be as per the guide line stipulated in the Policy For Housing For All in Urban Areas, Odisha, 2015 & ammended Policy, 2022.

6. The residential sub-divisional layout plan is approved on payment of following,

- a) Land compounding fee –Rs.1,22,00,000/- (Rupees one crore twenty two lakhs) only,
- b) 1% EIDP fees -Rs.2,26,060/- (Rupees two lakhs twenty six thousand sixty) only.
- c) Security deposit - Rs.54,00,470/- (Rupees fifty four lakhs four hundred seventy) only.
- d) Scrutiny fees - Rs.2,89,926/- (Rupees two lakhs eighty nine thousand nine hundred twenty six) only.
- e) The Authority shall not permit construction of building on any of the sub-plots under Section-16 of ODA Act' 1982,unless & Until the internal roads/road wide drain and open space and other civic amenities are developed and free gifted to the concern Authority/CDA.
- f) The open space shall be developed as per standard along with plantation , road side drain, internal road and other social & physical infrastructure to be made before sale and purchase of the sub-plots.
- g) The storm water drain shall constructed and connected upto the public disposal at the cost by the applicant as per stilt. Further all road side drains are to be developed maintaining proper slope so as to convey storm water to the public drain whether any topographical & legal hindrance.
- h) All the sub-plots are to be demarcated strictly as per the approved plan.
- i) Garbage bins are to be provided at suitable location in the lay-out area.
- j) The applicant shall register the project before RERA as per their Act before sale/purchase of sub-plot.

b) Land use of analysis of plots.

- Saleable Sub-plot Area (Residential+ LIG&EWS) - 30774.62sqm. (56.99%)
- Road area - 13613.15 sqm.(25.23%)
- Open space - 5403.87 sqm.(10.01%)
- Civic amenities - 4193.50sqm.(7.76%)

Grand Total

- 53985.14 sqm.(100%)

By order of Vice-Chairman


PLANNING MEMBER.
CUTTACK DEVELOPMENT AUTHORITY.



Memo No. 2345 /BP/CDA, Cuttack the 3/3/17 approved plans are forwarded
Copy along with 2 (two) copies of the approved plans are forwarded
herewith to Pratyaksh Estate Pvt. Ltd. Prabhat Kumar Pradhan Divyasnata
Mohanty, Amaresh Nayak, Sambit Patra, Nirmala Parida, Dillip Kumar Das &
others, Chandichhak, Buxibazar, Cuttack .

3/3/17
✓
PLANNING MEMBER.
CUTTACK DEVELOPMENT AUTHORITY

Memo No. _____/BP/CDA, Cuttack the

Copy with a copy of approved plan forwarded to the Municipal Commissioner,
Cuttack Municipal Corporation, Cuttack for information and further necessary action.

✓

PLANNING MEMBER.
CUTTACK DEVELOPMENT AUTHORITY

Memo No. _____/BP/CDA, Cuttack the

Copy forwarded to the Enforcement Officer, CDA for information and
necessary action

✓

PLANNING MEMBER.
CUTTACK DEVELOPMENT AUTHORITY

Ref.No123456

To

The Chairperson

ORERA, Bhubaneswar

Date: 18.06.2025

Subject: Request for Clarification and Approval of Riverdale Project

Dear Sir,

I, Smt. Divyasnata Mohanty, Managing Director of M/s Pratyaksh Estates Pvt. Ltd., hereby submit this letter to seek clarification and approval regarding the development of our project, "RIVERDALE," a sub-division layout planned for plot no. 934/5629 and other associated plots in Mouza - Belagachhia under Barang Tahsil. The plan has been approved by the CDA, Cuttack, vide letter no. 2345 dated 01.03.2025.

The Riverdale project encompasses a total area of Ac. 13.340 dec., comprising over 75 revenue plots and 264 residential sub-plots. The land is registered in the name of the promoter company, M/s Pratyaksh Estates Pvt. Ltd., its two directors, and other individual owners. The CDA-approved plan covers an area of 53,985.14 sqm (Ac. 13.339.20 dec.), which includes:

- Residential sub-plots (MIG, HIG, LIG, and EWS): 30,774.62 sqm (Ac. 7.604.11 dec.)
- Road area: 1,343.15 sqm (Ac. 3.363.68 dec.)
- Open space area: 5,403.87 sqm (Ac. 1.335.24 dec.)
- Civic amenities area: 4,193.50 sqm (Ac. 1.036.17 dec.)

Prior to the CDA approval, certain plots were sold to individual owners. As a result, the CDA required all individual owners to be included as co-applicants in the sub-divisional layout plan application and imposed a 15% compounding penalty of INR 1.22 crore to regularize these sales.

The approved plan includes 264 sub-plots, categorised as follows:

- MIG and HIG: 157 plots
- LIG: 35 plots
- EWS: 72 plots



Page 1 | 2

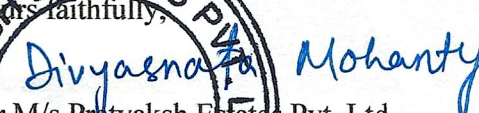
Out of these, the details of sold and unsold plots are as follows:

Sl. No.	Types	Total Plots	Sold Out Plots	Plots to be Sold
1	MIG, HIG	157	104	53
2	LIG	35	9	26
3	EWS	72	10	62
Total		264	123	141

The remaining 141 sub-plots belong to the promoter company, M/s Pratyaksh Estates Pvt. Ltd., and its directors, Mrs. Divyasnata Mohanty and Mr. Prabhat Kumar Pradhan. As per Section 2(ZH)(ii) of the Real Estate (Regulation and Development) Act, 2016, General Power of Attorney (GPA) and Development Agreement (DA) are not required for land recorded in the names of the company's directors.

I, Smt. Divyasnata Mohanty, have been duly authorised by a resolution passed on 22.02.2025 by the company to represent this matter. I kindly request your consideration to approve the Riverdale project based on the sub-divisional layout plan approved by CDA, Cuttack.

Thank you for your attention to this matter.

Yours faithfully,

 For M/s Pratyaksh Estates Pvt. Ltd.
 Director
 Smt. Divyasnata Mohanty

