

To

THE PARTNER

AMJ GLOBAL HOMES LLP

Plot No.29, Satya Nagar,

PO : Satya Nagar, P.S.: Kharvel Nagar,

Bhubaneswar, Dist.-Khurda

Sub: Title investigation report on the question of right, title, interest and marketability of the concerned land owners in respect of total project land measuring an area Ac.7.883 decimals as stated in the schedule below in Lot wise forming the subject matter of Residential-cum-commercial high raise Building under the name & style as "**UTKAL GREENEX**" to be constructed by **AMJ GLOBAL HOMES LLP** within Mouza: **EBARANGA**, Dist.- Khurda.

Dear Sir,

As allotted by you, I have carefully perused and scrutinized the documents as set out above. The exercise has been undertaken with the dominant object of finding out as to whether the present land owners have clear and marketable title in respect of piece and parcel of project land in question. On perusal and assessment of the records, I am submitting this report with the following findings, observations and conclusion.

That on verification and scrutinized mentioned below documents it reveals that the project land is vast in extent and is covered under several plots and Khatas which are contiguous and constitute a compact piece and parcel of land under Mouza.- Ebaranga .

And for the purpose of convenience now I intent to discuss the genesis and follow of title in respect of land in question in details mentioned below in Lot No.1, Lot No.2, Lot No.3, Lot No.4, Lot No.5, Lot No.6, Lot No.7 & Lot No.8 of the schedule properties.

SCHEDULE OF PROPERTIES

Dist-Khurda, PS-New Capital No. 61, Tahasil-Bhubaneswar, under the jurisdiction of District Sub-Registrar, Khordha at Bhubaneswar, Mouza-**EBARANGA**,

Lot No.1

(Presently owned by Utkal Grand Developers LLP & Laxmi Kumari Pattnaik)

Correction Khata No.**345/2705**, Sthitiban, Plot No.**790/1118**, Kissam : Gharabari, measuring Area **Ac.0.012** decimals (full plot) owned by Utkal Grand Developers LLP.

Mutation Khata No.**345/1905**, Sthitiban, Plot No.**790/1285**, Kissam : Gharabari, measuring Area **Ac.0.008** decimals (full plot), correspondence to previous Khata 345/328, which further correspondence to settlement Khata No.320 owned by Laxmi Kumari Pattnaik.

Lot No.2

(Presently owned by Basanti Roy, Utkal Grand Developers LLP, Laxmi Kumari Pattnaik, Anita Roy & Banabasini Sahoo)

Mutation Khata No.**345/1799**, Plot No.**789/3183/3578**, Kissam : Gharabari, measuring Area **Ac.0.052** decimals (full plot) which is correspondence to previous Khata 345/1292, Plot No.789/3183, corresponds to previous Khata No.345/22 ,which further correspondence to settlement Khata No.165 owned by Basanti Roy.

Khata No.**345/2705**, Plot No.**789/1117** Area **Ac.0.034** decimals (full plot) which is correspondence to previous Khata No.345/182, correspondence to previous Khata No.345/22, which further correspondence to settle Khata No.165 owned by Utkal Grand Developers LLP.

Mutation Khata No.**345/1808**, Plot No.**789/1243**, Kissam : Gharabari, measuring Area **Ac.0.038** decimals (full plot) which is correspondence to previous Khata 345/285, corresponds to previous Khata No.345/22 ,which further correspondence to settlement Khata No.165 owned by Laxmi Kumari Pattnaik.

Mutation Khata No.**345/1798**, Plot No.**789/3183/3577**, Kissam : Gharabari, measuring Area **Ac.0.051** decimals (full plot) which is correspondence to previous Khata 345/1292, Plot No.789/3183, corresponds to previous Khata No.345/22 ,which further correspondence to settlement Khata No.165 owned by Anita Roy.

Khata No. **345/217**, Plot No.**789/1178**, Kissam : Gharabari, measuring Area **Ac.0.042** decimals (full plot) corresponds to previous Khata No.345/22 ,which further correspondence to settlement Khata No.165 owned by Banabasini Sahoo.

Khata No. **345/208**, Plot No.**789/1155**, Kissam : Gharabari, measuring Area **Ac.0.046** decimals (full plot) corresponds to previous Khata No.345/22 ,which further correspondence to settlement Khata No.165 owned by Banabasini Sahoo.

Lot No.3

(Presently owned by Gunduchi Sahoo,Gagan Bihari Sahoo,Brahmananda Sahoo,Lokanath Sahoo,Brundaban Sahoo & Kanchanbala Sahoo)

Correction Khata No.**345/1175**, Sthitiban, Plot No.**797**, Kissam : Gharabari, measuring Area **Ac.0.125** decimals (full plot), Plot No.**799**, Kissam : Gharabari, measuring Area **Ac.0.450** decimals (full plot). Which corresponding to Settlement Khata No. 36.

Lot No.4

(Presently owned by Banshidhar Mohanty, Basanta Kumar Mohanty & Benudhar Mohanty)

Correction Khata No.**172**, Sthitiban, Plot No.**768**, Kissam : Gharabari, measuring Area **Ac.0.090** decimals (full plot), Plot No.**785**, Kissam : Gharabari, measuring Area **Ac.0.590** decimals (full plot), Plot No.**795**, Kissam : Gharabari, measuring Area **Ac.0.400** decimals (full plot), Plot No.**798**, Kissam : Gharabari, measuring Area **Ac.0.755** decimals (full plot), Plot No.**800**, Kissam : Gharabari, measuring Area **Ac.2.070** decimals (full plot).

Lot No.5

(Presently owned by Durga Prasanna Das, Banshidhar Mohanty, Basanta Kumar Mohanty, Benudhar Mohanty & Sabita Das)

Correction Khata No.**100**, Plot No.**769**, Kissam : Gharabari, measuring Area **Ac.0.450** decimals (full plot) owned by Durga Prasanna Das.

Khata No.**345/19**, Plot No.**769/1002**, Kissam : Gharabari, measuring Area **Ac.0.450** decimals (full plot), corresponding to settlement Khata No.100 owned by Banshidhar Mohanty, Basanta Kumar Mohanty, Benudhar Mohanty.

Correction Khata No.**345/1673**, Sthitiban, Plot No.**769/3479**, Kissam : Gharabari, measuring Area **Ac.0.450** decimals (full plot). Which corresponding to Settlement Khata No. 100 owned by Sabita Das.

Lot No.6

(Presently owned by Kananbala Mohanty & others)

Mutation Khata No.**345/187**, Plot No.**811**, Kissam : Gharabari, measuring Area **Ac.0.555** decimals (full plot), Plot No.**812/871**, Kissam : Gharabari, measuring Area **Ac.0.165** decimals (full plot), which is corresponding to settlement Khata No.128 & 225 owned by Kananbala Mohanty & others.

Lot No.7

(Presently owned by AMJ Global Homes LLP)

Correction Khata No.**345/2418**, Plot No.**812**, Kissam : Gharabari, measuring Area **Ac.0.320** decimals (full plot) corresponding to previous Khata No.345/493 which corresponds to settlement Khata No.95 owned by AMJ Global Homes LLP.

Lot No.8

(Presently owned by Sarada Prasad Rath and Radhanath Mohapatra)

Mutation Khata No.**345/1443**, Plot No.**792**, Kissam : Gharabari, measuring Area **Ac.0.625** decimals (full plot), Plot No.**793**, Kissam : Gharabari, measuring Area **Ac.0.105** decimals (full plot), which is corresponding to previous Khata No.345/427, further corresponds to settlement Khata No.179 owned by Sarada Prasad Rath and Radhanath Mohapatra.

DOCUMENTS SCRUTINIZED/VERIFICATION**LOT NO.1**

(Scrutinized Document of Present Owner Utkal Grand Developers LLP)

- 1) Copy of Web ROR bearing Khata No.320, under Mouza- Ebaranga, stands recorded jointly in the names of Soni Bibi, Sk. Syamsuddin & Sk. Kamaruddin as per settlement ROR prepared & published by the Asst. Settlement Authority in the year 1983-84.
- 2) Certified copy of RSD bearing Document No. 1982 dated 30/05/2000 executed by Sony Bibi & others in favour of Durga Charan Das.
- 3) Copy of web ROR bearing Khata No.345/182, Plot No.790/1118 recorded in the name of Durga Charan Das.
- 4) Copy of GPA bearing Document No. 11081211923 dated 21/05/2012 executed by Durga Charan Das in favour of M/s. AMG Global Homes.

- 5) Copy of Development Agreement dated 21/05/2012 executed between Durga Charan Das and M/s AMG Global Homes.
- 6) Certified Copy of Cancellation of GPA bearing Document No. 11081800037 dated 02/01/2018 executed by Durga Charan Das in favour of M/s. AMG Global Homes.
- 7) Copy of Cancellation of Notarized Development Agreement dated 02/01/2018 executed by present owner Durga Charan Das in favour of M/s AMG Global Homes.
- 8) Certified Copy of RSD bearing Document No.11081907477 dated 10/06/2019 executed by Durga Charan Das in favor of present owner Utkal Grand Developers LLP.
- 9) Copy of registered GPA bearing Document No.11082004576 dated 22/06/2020 executed by present owner Utkal Grand Developers LLP in favor of AMJ Global Homes LLP.

(Scrutinized Document of Present Owner Laxmi Kumari Pattnaik)

- 10) Copy of RSD bearing Document No. 2983 dated 30/05/2000 executed by Sony Bibi & others in favour of Sandhyarani Roy.
- 11) Copy of web ROR bearing Khata No.345/328, under Mouza- Ebaranga, stands recorded in the name of Sandhyarani Roy, wife of Kamal Lochan Roy, as per Mutation Case No. 1208/04.
- 12) Copy of RSD No.11081310330 dated 28/01/2013 executed by Sandhyarani Roy in favor of present owner Laxmi Kumari Pattanaik.
- 13) Copy of Mutation ROR bearing Khata No.345/1808, under Mouza- Ebaranga, stands recorded in the name of present owner Laxmi Kumari Pattanaik, wife of Gourisankar Pattanaik, as per Mutation Case No. 165/14.
- 14) Copy of Mutation ROR bearing Khata No.345/1905, under Mouza- Ebaranga, stands recorded in the name of present owner Laxmi Kumari Pattanaik, wife of Gourisankar Pattanaik, as per Mutation Case No. 164/14.
- 15) Copy of GPA bearing Document No. 11081401318 dated 05/02/2014 executed by present owner Laxmi Kumari Pattanaik in favour of M/s. AMG Global Homes.
- 16) Copy of Development Agreement dated 05/02/2014 executed between present owner Laxmi Kumar Pattnaik and M/s AMG Global Homes.

LOT NO-2

(Scrutinized Document of Present Owner Basanti Roy)

- 1) Copy of Web ROR bearing Khata No.345/22, under Mouza- Ebaranga, stands recorded jointly in the names of Sk. Syamsuddin & Sk. Kamaruddin, as per Mutation Case No. 424/1991.
- 2) Copy of GPA bearing Doct. No.210 dated 26/02/2001 executed by Sk. Syamsuddin & Sk. Kamaruddin in favor of Biranchi Narayan Mishra.
- 3) Copy of RSD No.344 dated 18/01/2003 executed by Sk. Syamsuddin & Sk. Kamaruddin represented by their attorney holder Biranchi Narayan Mishra in favor of Bansidhar Mohanty and others.
- 4) Copy of Web ROR bearing Khata No.345/1292, under Mouza- Ebaranga, stands recorded jointly in the names of Bansidhar Mohanty and others, as per Mutation Case No. 16318/11 and OLR U/s 8(A) Case No.783/14.
- 5) Copy of RSD No.11081400824 dated 24/01/2014 executed by Bansidhar Mohanty and others in favor of present owner Basanti Roy.
- 6) Copy of Mutation ROR bearing Khata No.345/1799, under Mouza- Ebaranga, stands recorded in the name of present owner Basanti Roy, wife of Jayasish Roy, as per Mutation Case No. 15719/14.
- 7) Copy of GPA bearing Document No. 11081604182 dated 22/04/2016 executed by present owner Basanti Roy in favour of M/s. AMG Global Homes.
- 8) Copy of Development Agreement dated 22/04/2016 executed between present owner Basanti Roy and M/s AMG Global Homes.

(Scrutinized Document of Present Owner Utkal Grand Developers LLP)

- 9) Certified copy of RSD bearing Document No. 1982 dated 30/05/2000 executed by Sony Bibi & others in favour of Durga Charan Das.
- 10)
- 11) Copy of GPA bearing Document No. 11081211923 dated 21/05/2012 executed by Durga Charan Das in favour of M/s. AMG Global Homes.
- 12) Copy of Development Agreement dated 21/05/2012 executed between Durga Charan Das and M/s AMG Global Homes.
- 13) Certified Copy of Cancellation of GPA bearing Document No. 11081800037 dated 02/01/2018 executed by Durga Charan Das in favour of M/s. AMG Global Homes.

- 14) Copy of Cancellation of Notarized Development Agreement dated 02/01/2018 executed by present owner Durga Charan Das in favour of M/s AMG Global Homes.
- 15) Certified Copy of RSD bearing Document No.11081907477 dated 10/06/2019 executed by Durga Charan Das in favor of present owner Utkal Grand Developers LLP.
- 16) Copy of registered GPA bearing Document No.11082004576 dated 22/06/2020 executed by present owner Utkal Grand Developers LLP in favor of AMJ Global Homes LLP.

(Scrutinized Document of Present Owner Laxmi Kumar Pattanaik)

- 17) Copy of web ROR bearing Khata No.345/285, under Mouza- Ebaranga, stands recorded in the name of Sandhyarani Roy, wife of Kamal Lochan Roy, as per Mutation Case No. 8316/03.
- 18) Copy of RSD No.11081310330 dated 28/01/2013 executed by Sandhyarani Roy in favor of present owner Laxmi Kumari Pattanaik.
- 19) Copy of Mutation ROR bearing Khata No.345/1808, under Mouza- Ebaranga, stands recorded in the name of present owner Laxmi Kumari Pattanaik, wife of Gourisankar Pattanaik, as per Mutation Case No. 165/14.
- 20) Copy of Mutation ROR bearing Khata No.345/1905, under Mouza- Ebaranga, stands recorded in the name of present owner Laxmi Kumari Pattanaik, wife of Gourisankar Pattanaik, as per Mutation Case No. 164/14.
- 21) Copy of GPA bearing Document No. 11081401318 dated 05/02/2014 executed by present owner Laxmi Kumari Pattanaik in favour of M/s. AMG Global Homes.
- 22) Copy of Development Agreement dated 05/02/2014 executed between present owner Laxmi Kumari Pattanaik and M/s AMG Global Homes.

(Scrutinized Document of Present Owner Anita Roy)

- 23) Copy of RSD No.344 dated 18/01/2003 executed by Sk. Syamsuddin & others represented by their attorney holder Biranchi Narayan Mishra in favor of Bansidhar Mohanty and others.
- 24) Copy of Web ROR bearing Khata No.345/1292, under Mouza- Ebaranga, stands recorded jointly in the names of Bansidhar Mohanty and others, as per Mutation Case No. 16318/11 and OLR U/s 8(A) Case No.783/14.

- 25) Copy of RSD No.11081400842 dated 24/01/2014 executed by Bansidhar Mohanty and others in favor of present owner Anita Roy.
- 26) Copy of Mutation ROR bearing Khata No.345/1798, under Mouza- Ebaranga, stands recorded in the name of present owner Anita Roy, wife of Jayasish Roy, as per Mutation Case No. 15720/14.
- 27) Copy of GPA bearing Document No. 11081604121 dated 22/04/2016 executed by present owner Anita Roy in favour of M/s. AMG Global Homes.
- 28) Copy of Development Agreement dated 22/04/2016 executed between present owner Anita Roy and M/s AMG Global Homes.

(Scrutinized Document of Present Owner Banabasini Sahoo)

- 29) Copy of RSD No.1772 dated 05/04/2000 executed by Sk. Syamsuddin & others in favor of present owner Banabasini Sahoo.
- 30) Copy of RSD No.2984 dated 30/05/2000 executed by Sk. Syamsuddin & others in favor of present owner Banabasini Sahoo.
- 31) Copy of ROR bearing Khata No.345/208, under Mouza- Ebaranga, stands recorded in the name of present owner Banabasini Sahoo, as per Mutation Case No. 6752/02.
- 32) Copy of ROR bearing Khata No.345/217, under Mouza- Ebaranga, stands recorded in the name of present owner Banabasini Sahoo, as per Mutation Case No. 1902/03
- 33) Copy of Development Agreement bearing Doct. No.11081218545 dated 31/07/2012 executed between present owner Banabasini Sahoo and M/s AMG Global Homes.
- 34) Copy of GPA bearing Document No. 11081219026 dated 03/08/2012 executed by present owner Banabasini Sahoo in favour of M/s. AMG Global Homes.

LOT NO-3

(Scrutinized Document of Present Owner Gunduchi Sahoo, Gagan Bihari Sahoo, Brahmananda Sahoo, Lokanath Sahoo, Brundaban Sahoo & Kanchanbala Sahoo)

- 1) Copy of Web ROR bearing Khata No.36, under Mouza- Ebaranga, stands recorded in the name of Kanduri Charan Jena, as per settlement ROR prepared & published by the Asst. Settlement Authority in the year 1983-84.
- 2) Copy of RSD bearing No.5487 dated 20/06/1986 executed by above named recorded tenant in favour of present owner Rani Sahoo.

- 3) Copy of Web Mutation ROR bearing Khata No. 345/1175, stands recorded in the name of present owner Rani Sahoo, vide Mutation Case No. 7249/2010 and OLR8(A) Case No.690/2012.
- 4) Copy of GPA bearing Document No. 11081300548 dated 04/01/2013 executed by Rani Sahoo in favour of M/s. AMG Global Homes.
- 5) Copy of Registered Development Agreement bearing No.11081300668 dated 07/01/2013 executed between Rani Sahoo and M/s, AMG Global Homes.
- 6) Copy of Death certificate of Rani Sahoo.
- 7) Copy of registered GPA bearing Document No. 11082003608 dated 11/05/2020 executed by Gunduchi @ Gundichi Sahoo & others in favor of AMJ Global Homes LLP.

LOT NO-4

(Scrutinized Document of Present Owners Bansidhar Mohanty, Basanta Kumar Mohanty & Benudhar Mohanty)

- 1) Copy of ROR bearing Khata No.172, under Mouza- Ebaranga, stands recorded in the name of Balaram Mohanty, as per settlement ROR prepared & published by the Asst. Settlement Authority in the year 1983-84.
- 2) Copy of Mutation ROR bearing Khata No.172, under Mouza- Ebaranga, stands recorded jointly in the names of present owners, vide Mutation Case No. 14101/2014.
- 3) Copy of GPA bearing Document No. 11081223938 dated 13/12/2012 executed by present owners in favour of M/s. AMG Global Homes.
- 4) Copy of Notarized Development Agreement dated 13/12/2012 executed between present owners and M/s, AMG Global Homes.

LOT NO-5

(Scrutinized Document of Present Owner Durga Prasanna Das)

- 1) Copy of ROR bearing Khata No.100, under Mouza- Ebaranga, stands recorded jointly in the names of Dukhisyam Das and Banamali Das, as per settlement ROR prepared & published by the Asst. Settlement Authority in the year 1983-84.
- 2) Copy of correction ROR bearing Khata No. 100, stands recorded in the name of Dukhisyam Das and Durga Prasanna Das, vide Mutation Case No. 14100/14 and OLR8(A) Case No.691/2012.



- 3) Copy of GPA bearing Document No. 41081308576 dated 17/05/2013 executed by present owner Durga Prasanna Das in favour of M/s. AMG Global Homes.
- 4) Copy of Development Agreement dated 17/05/2013 executed between present owner Durga Prasanna Das and M/s AMG Global Homes.

(Scrutinized Document of Present Owners Bansidhar Mohanty, Basanta Kumar Mohanty & Benudhar Mohanty)

- 5) Copy of correction ROR bearing Khata No. 345/19, Plot No. 769/1002, stands recorded in the name of present owners, namely Bansidhar Mohanty, Basanta Kumar Mohanty & Benudhar Mohanty vide OLR U/s 8(A) Case No. 687/2012.
- 6) Copy of GPA bearing Document No. 11081223938 dated 13/12/2012 executed by present owners namely Bansidhar Mohanty, Basanta Kumar Mohanty & Benudhar Mohanty in favour of M/s. AMG Global Homes.
- 7) Copy of Notarized Development Agreement dated 13/12/2012 executed between present owners namely Bansidhar Mohanty, Basanta Kumar Mohanty & Benudhar Mohanty and M/s, AMG Global Homes.

(Scrutinized Document of Present Owner Sabita Das)

- 8) Copy of GPA bearing No.4453 dated 13/06/2003 executed by Pramila Das wife of Late Dukhishyam Das, Sasi Rekha Das and Umamani Das both are daughter of Late Dukhishyam Das and others in favour of Kaliprasanna Das son of Late Dukhishyam Das, for an extent of area Ac.1.350 decimals.
- 9) Copy of RSD bearing No.11081301989 dated 19/01/2013 executed by above named legal heirs of deceased recorded tenant Dukhishyam Das in favour of present owner sabita Das.
- 10) Copy of correction ROR bearing Khata No. 100, stands recorded in the name of Dukhishyam Das and Durga Prasanna Das, vide Mutation Case No. 14100/14 and OLR8(A) Case No.691/2012.
- 11) Copy of Mutation ROR bearing Khata No. 345/1673, stands recorded in the name of present owner Sabita Das, vide Mutation Case No. 6355/13.
- 12) Copy of GPA bearing Document No. 41081308572 dated 17/05/2013 executed by present owner Sabita Das in favour of M/s. AMG Global Homes.
- 13) Copy of Development Agreement dated 17/05/2013 executed between present owner Sabita Das and M/s, AMG Global Homes.

LOT NO-6

(Scrutinized Document of Present Owner Kananbala Mohanty & others)

- 1) Copy of web ROR bearing Khata No.225, under Mouza- Ebaranga, stands recorded in the name of Mahendra Kumar Chhualsingh, as per settlement ROR prepared & published by the Asst. Settlement Authority in the year 1983.
- 2) Copy of web ROR bearing Khata No.128, under Mouza- Ebaranga, stands recorded in the name of Nishamani Rath, as per settlement ROR prepared & published by the Asst. Settlement Authority in the year 1983.
- 3) Copy of correction ROR bearing Khata No. 345/187, Plot No. 811 and Plot No. 812/871, stands recorded in the name of present owners, vide mutation Case No. 6960/02 & 6957/02.
- 4) Copy of GPA bearing Document No. 11081223937 dated 12/12/2012 executed by present owners in favour of M/s. AMG Global Homes.
- 5) Copy of Notarized Development Agreement dated 12/12/2012 executed between present owners and M/s, AMG Global Homes.

LOT NO-7

(Scrutinized Document of Present Owner AMJ Global Homes)

- 1) Copy of Web ROR bearing Khata No.95, under Mouza- Ebaranga, stands recorded in the name of Darpani Sethi, as per settlement ROR prepared & published by the Asst. Settlement Authority in the year 1983-84.
- 2) Copy of court order dated 04/02/2006 according to the suit is decreed on the basis of compromise between the parties in C.S. No.818/2002 .
- 3) Copy of Web ROR bearing Khata No. 345/493, stands recorded in the name of Jyotrimayee Sethi, vide Mutation Case No. 3205/2006 and OLR8(A) Case No.328/2010.
- 4) Copy of permission U/s. 22 of OLR Act, vide Revenue Misc. Case No.95/13 and D.R. No.118 (2) dated 18/02/2015 issued by Sub-Collector Bhubaneswar to transfer the schedule above land.
- 5) Copy of RSD No.11081507253 dated 17/08/2015 executed by Jyotirmayee Sethi in favour of M/s AMJ Global Homes.
- 6) Copy of Mutation ROR bearing Khata No.345/2418 recorded in the name of AMJ Global Homes.

LOT NO-8

(Scrutinized Document of Present Owner Sarada Prasad Rath & Radhanath Mohapatra)

- 1) Copy of Web ROR bearing Khata No.179, under Mouza- Ebaranga, stands recorded in the names of Brajanath Routra son of Udaynath Routra, as per settlement ROR prepared & published by the Asst. Settlement Authority in the year 1983-84.
- 2) Copy of RSD bearing No.1126 dated 15/02/1985 executed by recorded tenant Brajanath Routra in favour of Bansidhar Gajendra, Bidyadhar Gajendra son of Baraju Gajendra.
- 3) Copy of Web ROR bearing Khata No. 345/427, stands recorded in the name of Bansidhar Gajendra, Bidyadhar Gajendra son of Baraju Gajendra, vide Mutation Case No. 12843/05.
- 4) Copy of RSD bearing No.514 dated 12/01/2009 executed by recorded tenant Bansidhar Gajendra, Bidyadhar Gajendra son of Baraju Gajendra in favour of present owner namely SaradaPrasad Rath and Radhanath Mohapatra.
- 5) Copy of Mutation ROR bearing Khata No.345/1443 recorded in the name of SaradaPrasad Rath and Radhanath Mohapatra.
- 6) Copy of GPA bearing Document No. 11082004575 dated 22/06/2020 executed by present owners in favour of M/s. AMG Global Homes LLP.
- 7) Copy of Notarized Development Agreement dated 22/06/2020 executed between present owners and M/s, AMG Global Homes LLP.

(Other documents)

- 8) Copy of the Building Plan Sectioned by the Bhubaneswar Development Authority vide its Letter No.16383/BDA, Bhubaneswar dated 11/07/2019.
- 9) Copy of Land Use Map, the land in question comes under residential Zone.
- 8) Copy of certificate of Encumbrance on the above said property for a period of last 38 years.

LOT No.1

A delineation of the genesis of the title of piece and parcels of project land in **Lot No.1**, originally recorded jointly in the names of Soni Bibi, Sk. Syamsuddin and Sk. Kamaruddin as per settlement ROR published by the Asst. Settlement Authority in the year 1983-84.

And in the year 2000 the above named recorded tenants namely Soni Bibi, Sk. Syamsuddin and Sk. Kamaruddin in order to meet their legal necessities had alienated for an extent of area of Ac.0.012 decimals out of Ac.0.900 decimals in favor of present owner Durga Charan Dash vide RSD No.1982 dated 30/05/2000. After purchasing the same said purchaser Durga Charan Dash had mutated his purchased area vide mutation Case No. 5245/02, 5246/02 & 5247/02 and converted the same from agricultural to Homestead vide OLR U/s 8(A) Case No.9165/09 and obtained correction ROR in his name.

That said Durga Charan Das entered into a Development Agreement dated 21/05/2012 which is duly Notarized by Notary public Bhubaneswar with the developer AMJ Global Homes (Presently known as AMJ Global Homes LLP) in respect of his/her purchased area for commercial exploitation and as per terms of said development agreement said Durga Charan Das has executed registered General Power of Attorney bearing Deed No.- 11081211923 dated 21/05/2012 appointing AMJ Global Homes (Presently known as AMJ Global Homes LLP), as his/her lawful Attorney.

Thereafter, said Durga Charan Das have cancelled aforesaid Development Agreement dated 02/01/2018 and subsequently cancelled aforesaid registered GPA vide Document No.11081800037 dated 02/01/2018 executed before District Sub Registrar Khurda at Bhubaneswar.

And after executing the aforesaid Deed of Cancellations, said Durga Charan Das have alienated his purchased area in favor of present owner Utkal Grand Developers LLP vide RSD No.11081907477 dated 10/07/2019 executed before District Sub Registrar Khurda at Bhubaneswar.

That after purchasing the same said Utkal Grand Developers LLP have mutated its purchased area vide Mutation Case No.22638/2019 and obtained mutation ROR in its name. Thereafter said Utkal Grand Developers LLP have executed a registered General Power of Attorney bearing Deed No.- 11082004576 dated 22/06/2020 appointing AMJ Global Homes LLP, as its lawful Attorney for commercial exploitation of its purchased area.

Similarly in the year 2000, above said recorded tenants in order to meet their legal necessities had alienated for an extent of area Ac.0.008 decimals out of Ac.0.900 decimals in favor of one Sandhyarani Roy vide RSD No.2983 dated 30/05/2000. After purchasing the same said Sandhyarani Roy had mutated her purchased area vide Mutation Case No.8316/03 & 1208/04 and obtained mutation ROR in her name and also converted the same from agricultural to Homestead vide OLR U/s 8(A) Case No.781/14 and 782/14 and after depositing necessary premium concerned Tahasildar have issued correction ROR in her name.

And in the year 2013 to meet her legal necessities the said purchase Sandhyarani Roy had alienated her purchased area in favor of present owner Laxmi Kumari Pattanaik vide RSD No.11081310330 dated 28/01/2013. After purchasing the same present owner Laxmi Kumari Pattanaik had mutated her purchased area vide mutation Case No. 165/14 & 164/14 and obtained mutation RORs in her name.

The present owner, Laxmi Kumari Pattanaik entered into a Development Agreement dated 05/02/2014 which is duly Notarized by Notary public Bhubaneswar with the developer M/s. AMJ Global Homes (Presently known as AMJ Global Homes LLP) in respect of their area for commercial exploitation and as per terms of said development agreement the present owner has executed registered General Power of Attorney bearing Deed No.- 11081401318 dated 05/02/2014 appointing AMJ Global Homes (Presently known as AMJ Global Homes LLP), as his/her lawful Attorney.

LOT NO.2

A delineation of the genesis of the title of piece and parcels of project land was recorded in the name of Sk. Syamsuddin and Sk. Kamaruddin as per mutation ROR issued by concerned Tahasildar vide Mutation Case No.424/91.

And thereafter in the year 2003, said recorded tenants namely Sk. Syamsuddin and Sk. Kamaruddin had alienated an area of Ac.0.103 decimals out of Ac.0.915 decimals in favor of Bansidhar Mohanty, Basanta Kumar Mohanty and Benudhar Mohanty vide RSD No.344 dated 18/01/2003 through their attorney holder Biranchi Narayan Mishra who was appointed vide GPA No.210 dated 26/02/2001. After purchasing the same said Bansidhar Mohanty, Basanta Kumar Mohanty and Benudhar Mohanty had mutated their purchased area vide Mutation Case No.16318/11 and converted the same from agricultural to Homestead vide OLR U/s 8(A) Case No.783/14 and obtained correction ROR jointly in their names.

And in the year 2014 the above named Bansidhar Mohanty, Basanta Kumar Mohanty and Benudhar Mohanty in order to meet their legal necessities had alienated for an extent of area Ac.0.052 decimals out of Ac.0.103 decimals in favor of present owner Basanti Roy vide RSD No.11081400824 dated 24/01/2014. After purchasing the same present owner Basanti Roy had mutated her purchased area vide mutation Case No. 15719/14 and obtained mutation ROR in her name.

The present owner, Basanti Roy entered into a Development Agreement dated 22/04/2016 which is duly Notarized by Notary public Bhubaneswar with the developer M/s. AMJ Global Homes (Presently known as AMJ Global Homes LLP) in respect of their area for commercial exploitation and as per terms of said development agreement the present owner has executed registered General Power of Attorney bearing Deed No.- 11081604182 dated 22/04/2016 appointing AMJ Global Homes (Presently known as AMJ Global Homes LLP), as his/her lawful Attorney.

And in the year 2000 the above named recorded tenants in order to meet their legal necessities had alienated for an extent of area of Ac.0.034 decimals out of Ac.0.915 decimals in favor of present owner Durga Charan Dash vide RSD No.1982 dated 30/05/2000. After purchasing the same said purchaser Durga Charan Dash had mutated his purchased area vide mutation Case No. 5245/02, 5246/02 & 5247/02 and converted the same from agricultural to Homestead vide OLR U/s 8(A) Case No.9165/09 and obtained correction ROR in his name.

That said Durga Charan Das entered into a Development Agreement dated 21/05/2012 which is duly Notarized by Notary public Bhubaneswar with the developer AMJ Global Homes (Presently known as AMJ Global Homes LLP) in respect of his/her purchased area for commercial exploitation and as per terms of said development agreement said Durga Charan Das has executed registered General Power of Attorney bearing Deed No.- 11081211923 dated 21/05/2012 appointing AMJ Global Homes (Presently known as AMJ Global Homes LLP), as his/her lawful Attorney.

Thereafter, said Durga Charan Das have cancelled aforesaid Development Agreement dated 02/01/2018 and subsequently cancelled aforesaid registered GPA vide Document No.11081800037 dated 02/01/2018 executed before District Sub Registrar Khurda at Bhubaneswar.

And after executing the aforesaid Deed of Cancellations, said Durga Charan Das to meet his legal necessities have alienated his purchased area in favor of present owner Utkal Grand Developers LLP vide RSD No.11081907477 dated 10/07/2019 executed before District Sub Registrar Khurda at Bhubaneswar.

That after purchasing the same said Utkal Grand Developers LLP have mutated its purchased area vide Mutation Case No.22638/2019 and obtained mutation ROR in its name. Thereafter said Utkal Grand Developers LLP have executed a registered General Power of Attorney bearing Deed No.- 11082004576 dated 22/06/2020 appointing AMJ Global Homes LLP, as its lawful Attorney for commercial exploitation of its purchased area.

And in the year 2000, above said recorded tenants in order to meet their legal necessities had alienated for an extent of area Ac.0.038 decimals out of Ac.0.915 decimals in favor of one Sandhyarani Roy vide RSD No.2983 dated 30/05/2000. After purchasing the same said Sandhyarani Roy had mutated her purchased area vide Mutation Case No.8316/03 & 1208/04 and obtained mutation ROR in her name and also converted the same from agricultural to Homestead vide OLR U/s 8(A) Case No.781/14 and 782/14 and after depositing necessary premium concerned Tahasildar have issued correction ROR in her name.

And in the year 2013 to meet her legal necessities the said purchase Sandhyarani Roy had alienated her purchased area in favor of present owner Laxmi Kumari Pattanaik vide RSD No.11081310330 dated 28/01/2013. After purchasing the same present owner Laxmi Kumari Pattanaik had mutated her purchased area vide mutation Case No. 165/14 & 164/14 and obtained mutation RORs in her name.

The present owner, Laxmi Kumari Pattanaik entered into a Development Agreement dated 05/02/2014 which is duly Notarized by Notary public Bhubaneswar with the developer M/s. AMJ Global Homes (Presently known as AMJ Global Homes LLP) in respect of their area for commercial exploitation and as per terms of said development agreement the present owner has executed registered General Power of Attorney bearing Deed No.- 11081401318 dated 05/02/2014 appointing AMJ Global Homes (Presently known as AMJ Global Homes LLP), as his/her lawful Attorney

And in the year 2014 the above named Bansidhar Mohanty, Basanta Kumar Mohanty and Benudhar Mohanty to meet their legal necessities had alienated their remaining purchased area i.e Ac.0.051 decimals out of Ac.0.103 decimals in favor of present owner Anita Roy vide RSD No.11081400842 dated 24/01/2014. After purchasing the same present owner Anita Roy had mutated her purchased area vide mutation Case No. 15720/14 and obtained mutation ROR in her name.

The present owner, Anita Roy entered into a Development Agreement dated 22/04/2016 which is duly Notarized by Notary public Bhubaneswar with the developer M/s. AMJ Global Homes (Presently known as AMJ Global Homes LLP) in respect of their area for commercial exploitation and as per terms of said development agreement the present owner has executed registered General Power of Attorney bearing Deed No.- 11081604121 dated 22/04/2016 appointing AMJ Global Homes (Presently known as AMJ Global Homes LLP), as his/her lawful Attorney.

Similarly in the year 2000, above said recorded tenants in order to meet their legal necessities had alienated for an extent of area Ac.0.046 decimals out of Ac.0.915 decimals vide RSD No.1772 dated 05/04/2000 and Ac.0.042 decimals out of Ac.0.915 decimals vide RSD No.2984 dated 30/05/2000 in favor of present owner Banabasini Sahoo. After purchasing the same said present owner had mutated her purchased area vide Mutation Case No.6752/02 & 1902/03 and obtained mutation ROR in her name and also converted the same from agricultural to Homestead vide OLR U/s 8(A) Case No.784/13 and 966/13 and after depositing necessary premium concerned Tahasildar have issued correction ROR in her name.

The present owner, Banabasini Sahoo entered into a registered Development Agreement bearing Doct. No.11081218545 dated 31/07/2012 with the developer M/s. AMJ Global Homes (Presently known as AMJ Global Homes LLP) in respect of her area for commercial exploitation and as per terms of said development agreement the present owner has executed registered General Power of Attorney bearing Deed No.- 11081219026 dated 03/08/2012 appointing AMJ Global Homes (Presently known as AMJ Global Homes LLP), as his/her lawful Attorney.

LOT NO-3

A delineation of the genesis of the title of piece and parcels of project land in **Lot No.3**, covered under Khata No.**36**, recorded in the name of Kanduri Charan Jena as per settlement ROR published by the Asst. Settlement Authority in the year 1983-84.

In the year 1986, the above recorded tenant to meet his legal necessities had alienated the schedule above land in favour of present owner Rani Sahoo, vide Registered Sale Deed No. 5487 dated 20/06/1986. After purchasing the same, said Rani Sahoo mutated her purchased area vide Mutation Case No. 7249/2010 and also converted the same from agricultural to homestead vide OLR 8(A) Case No.690/2012 and accordingly concerned Tahasildar have issued correction ROR in her name.

Said Rani Sahoo has executed registered General Power of Attorney bearing Deed No.- 11081300548 dated 04/01/2013 appointing AMJ Global Homes (Presently known as AMJ Global Homes LLP), as his/her lawful Attorney and also entered into a registered Development Agreement dated 07/01/2013 bearing No.11081300668 with the developer AMJ Global Homes (Presently known as AMJ Global Homes LLP).

In the year 2018, said Rani Sahoo died leaving behind present owners namely Gunduchi Sahoo, Gagan Bihari Sahoo, Brahmananda Sahoo, Lokanath Sahoo, Brundaban Sahoo & Kanchanbala Sahoo as her legal heirs and successors in interest who inherited the entire estates of said Rani Sahoo.

And in the year 2020, said present owners namely Gunduchi Sahoo, Gagan Bihari Sahoo, Brahmananda Sahoo, Lokanath Sahoo, Brundaban Sahoo & Kanchanbala Sahoo have executed registered General Power of Attorney bearing Deed No.- 11082003608 dated 11/05/2020 appointing AMJ Global Homes LLP as their lawful attorney.

Lot No.4

A delineation of the genesis of the title of piece and parcels of project land in **Lot No.4**, covered under Khata No.**172**, recorded in the name of Balaram Mohanty as per settlement ROR published by the Asst. Settlement Authority in the year 1983-84.

And said recorded tenant Balaram Mohanty died since long leaving behind the present owners namely Banshidhar Mohanty, Basanta Kumar Mohanty and Benudhar Mohanty as his legal heirs and successors in interest who inherited the entire estate of said Balaram Mohanty by way of inheritance. And thereafter the year 2014 the present owners namely Bansidhar Mohanty, Basanta Kumar Mohanty and Benudhar Mohanty have corrected the ROR in their names by filing a mutation Case No.14101/2014 and the concerned Tahasildar perusing all the relevant documents have issued mutation ROR by deleting the name of recorded tenant Balaram Mohanty.

And the schedule property is converted from Agricultural to Home Stead vide OLR U/S 8 (A) Case No.688/2012 and accordingly concerned Tahasildar have issued correction ROR.

The present owners, Bansidhar Mohanty, Basanta Kumar Mohanty and Benudhar Mohanty entered into a Development Agreement dated 12/12/2012 which is duly Notarized by Notary public Bhubaneswar with the developer M/s. AMJ Global Homes (Presently known as AMJ Global Homes LLP) in respect of their area for commercial exploitation and as per terms of said development agreement the present owners has executed registered General Power of Attorney bearing Deed No.- 11081223938 dated 12/12/2012 appointing AMJ Global Homes (Presently known as AMJ Global Homes LLP), as their lawful Attorney.

Lot No.5

A delineation of the genesis of the title of piece and parcels of project land in covered under Khata No.**100**, Plot No.769, Area : Ac.1.350 decimals and other plots recorded jointly in the names of Dukhisyam Das and Banamali Das, as per settlement ROR prepared & published by the Asst. Settlement Authority in the year 1983-84. During the lifetime of the above named recorded tenant they had sold an extent of area Ac.0.450 decimals out of Ac.1.350 decimals in favour of present owner Banshidhar Mohanty, Basanta Kumar Mohanty & Benudhar Mohanty through a registered document and subsequently the above named present owner have correct the ROR in their name for an extent of area Ac.0.450 decimals vide Mutation Case No.1329/90 and accordingly concerned Tahasildar have issued Mutation ROR in their name bearing Khata No.345/19, Plot No.769/1002, Area : Ac.0.450 decimals and thereafter in the year 2012 the above named present owners converted the same from agricultural to homestead vide OLR U/S 8 (A) Case No.687/2012 and accordingly concerned Tahasildar have issued correction ROR in their name.

The present owners, Bansidhar Mohanty, Basanta Kumar Mohanty and Benudhar Mohanty entered into a Development Agreement dated 12/12/2012 which is duly Notarized by Notary public Bhubaneswar with the developer M/s. AMJ Global Homes (Presently known as AMJ Global Homes LLP) in respect of their area for commercial exploitation and as per terms of said development agreement the present owners has executed registered General Power of Attorney bearing Deed No.- 11081223938 dated 12/12/2012 appointing AMJ Global Homes (Presently known as AMJ Global Homes LLP), as their lawful Attorney.

And in the meanwhile one of recorded tenant of Khata No.100 namely Dukhishyam Das died leaving behind Pramila Das, Sasirekha Das, Umamani Das and Kaliprasanna Das as his legal heirs and successors in interest who inherited the share of decease recorded tenant Dukhishyam Das by way of inheritance.

And in the year 2003 the above named wife and daughter legal heirs of deceased recorded tenant Dukhishyam Das namely Pramila Das, Sasirekha Das, Umamani Das had executed a registered GPA in favour of Kaliprasanna Das (son of deceased recorded tenant Dukhishyam Das) vide document No.4453 dated 13/06/2003 in respect of their share of Plot No.769.

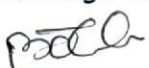
And by virtue of aforesaid GPA said Kaliprasanna Das self and being the attorney holder of Pramila Das, Sasirekha Das, Umamani Das being the legal heirs of deceased recorded tenant Dukhishyam Das had alienated Ac.0.450 decimals in favour of present owner Sabita Das vide RSD No.11081301989 dated 19/01/2013 for remaining share of Dukhishyam Das. And after purchasing the same said purchaser Sabita Das had mutated her purchased area vide Mutation Case No.6355/13 and accordingly concerned Tahasildar have issued mutation ROR in her name.

The present owner, Sabita Das entered into a Development Agreement dated 17/05/2013 which is duly Notarized by Notary public Bhubaneswar with the developer M/s. AMJ Global Homes (Presently known as AMJ Global Homes LLP) in respect of their area for commercial exploitation and as per terms of said development agreement the present owner has executed registered General Power of Attorney bearing Deed No.- 41081308572 dated 17/05/2013 appointing AMJ Global Homes (Presently known as AMJ Global Homes LLP), as his/her lawful Attorney.

And similarly the other recorded tenant Banamali Das died since long leaving behind the present owner Durga Prasanna Das as his only legal heir and successor in interest who inherited the share of said Banamali Das by way of inheritance. And thereafter in the year 2014 the present owner namely Durga Prasanna Das had corrected the ROR in his name by filing a mutation Case No.14100/2014 and the concerned Tahasildar perusing all the relevant documents have issued correction ROR jointly in his name along with another alive recorded tenant namely Dukhishyam Das by deleting the name of deceased recorded tenant Banamali Das from "Prajakhana" of Khata No.100. And the schedule property is converted from Agricultural to Homestead vide OLR U/S 8 (A) Case No.691/2012 and accordingly concerned Tahasildar have issued correction ROR in their favour.

The present owner, Durga Prasanna Das had executed a registered General Power of Attorney bearing Deed No.- 41081308576 dated 17/05/2013 appointing AMJ Global Homes (Presently known as AMJ Global Homes LLP), as his/her lawful Attorney and also entered into a Development Agreement dated 17/05/2013 with the developer AMJ Global Homes (Presently known as AMJ Global Homes LLP) as his/her lawful attorney in respect of his area Ac.0.450 decimals out of Ac.0.900 decimals after.

In view of above discussion made in forgoing paragraph it is found that though the legal heirs of deceased recorded tenant Dhukhishyam Das had alienated the remaining share of Ac.0.450 decimals in favour of present owner Sabita Das by virtue of aforesaid registered sale deed and subsequently the present owner Sabita Das has also correct the ROR in her name from Khata No.100 and the remaining area of Plot No.769 i.e Ac.0.450 decimals is exclusively owned by present owner Durga Prasanna Das, under Khata No.100. It is further ascertaining from the scrutinized above documents it reveals that the present developer AMJ Global Homes LLP have taken the entire area of Ac.1.350 decimals from the above name present owners on sharing basis by entering into 3 nos., of different development agreement and Power of Attorney in respect of their respective area. And from the verification of E.C it is also found that subsequently the daughter and granddaughter of deceased recorded tenant Dukhishyam Das had relinquished their right, title, interest in favour of present owner Sabita Das by executing registered Deed of Relinquishment, though they have alienated their share in favour of present owner Sabita Das through their attorney Kali Prasanna Das.



Lot No.6

A delineation of the genesis of the title of piece and parcels of project land in **Lot No.6**, covered under Khata No.**225**, recorded in the name of Mahendra Kumar Chhualsingh as per settlement ROR published by the Asst. Settlement Authority in the year 1983-84.

In the year 1996 the above named recorded tenant to meet his legal necessities had alienated the Plot No.811, Area : Ac.0.555 decimals in favour of present owners Kananbala Mohanty, Charubala Mohanty and Kamala Kumari Mohanty, vide Registered Sale Deed No. 3462 dated 23/07/1996.

Appertaining to Khata No.128 recorded in the name of Nishamani Rath, as per settlement ROR prepared & published by the Asst. Settlement Authority in the year 1983.

And in the year 1996, the above recorded tenant to meet her legal necessities had alienated the Plot No.812/871 in favour of present owners Kananbala Mohanty, Charubala Mohanty and Kamala Kumari Mohanty, vide Registered Sale Deed No. 4468 dated 28/09/1996. After purchasing the same, said purchasers Kananbala Mohanty, Charubala Mohanty and Kamala Kumari Mohanty mutated their above 2 nos., purchased plots vide Mutation Case No. 6960/02 & 6957/02 and accordingly concerned Tahasildar have issued mutation ROR in their name and also converted the same from Agricultural to Home Stead vide OLR U/S 8 (A) Case No.689/2012 and accordingly concerned Tahasildar have issued correction ROR in their names.

The present owners, Kananbala Mohanty, Charubala Mohanty and Kamala Kumari Mohanty entered into a Development Agreement dated 12/12/2012 which is duly Notarized by Notary public Bhubaneswar with the developer M/s. AMJ Global Homes (Presently known as AMJ Global Homes LLP) in respect of their area for commercial exploitation and as per terms of said development agreement the present owners has executed registered General Power of Attorney bearing Deed No.- 11081223937 dated 12/12/2012 appointing AMJ Global Homes (Presently known as AMJ Global Homes LLP), as his/her lawful Attorney.

Lot No.7

A delineation of the genesis of the title of piece and parcels of project land in **Lot No.7**, covered under Khata No.**95**, recorded in the name of Darpani Sethi, as per settlement ROR prepared & published by the Asst. Settlement Authority in the year 1983-84.

And said Darpani Sethi died leaving behind Jyotirmayee Sethi & others as her legal heirs which is evident from compromise petition dated 25/01/2006 filed by the parties before the Court of Civil Judge (Senior Division), Bhubaneswar in C.S No.818/2002. As per said compromise petition Plot No.812 under Khata No.95 along with some other immovable properties fell into the share of said Jyotirmayee Sethi.

And by virtue of said compromise petition as well as order passed by the Court of Civil Judge (Senior Division), Bhubaneswar, above said Jyotirmayee Sethi has mutated Plot No.812 in her name vide Mutation Case No.3205/2006 and obtained mutation ROR issued by concerned Tahasildar in her name and also converted the same from agricultural to homestead vide OLR U/s. 8(A) Case No.328/2010 and after receiving necessary premium amount the concerned Tahasildar have issued correction ROR in her favour.

In the year 2013 said Jyotirmayee Sethi had applied for permission U/s.22 of OLR Act before concerned authority to sale the schedule land to meet her legal necessities. After perusal of all relevant documents the Sub-Collector Bhubaneswar have issued permission U/s.22 (I) (b) & (4) of OLR Act, 1960, in favour of Jyotirmayee Sethi vide D.R. No.118 (2) dated 18/02/2015 in revenue Misc. Case No.95/2013. After obtaining necessary permission from the concerned authority said Jyotirmayee Sethi had alienated the scheduled land in favour of present owner/developer AMJ Global Homes LLP represented by its partner Sarada Prasad Rath vide RSD No.11081507253 dated 17/08/2015. After purchasing the same said purchaser AMJ Global Homes LLP had mutated its purchased area vide Mutation Case No.20569/2018 and obtained Mutation ROR in its name.

Lot No.8

A delineation of the genesis of the title of piece and parcels of project land in **Lot No.8**, covered under Khata No.**179**, recorded in the name of Brajanath Routra son of Udaynath Routra, as per settlement ROR prepared & published by the Asst. Settlement Authority in the year 1983-84.

In the year 1985, the above named recorded tenant to meet his legal necessities had alienated the Plot No.792, Area : Ac.0.625 decimals, Plot No.793, Area : Ac.0.105 decimals in favour of Bansidhar Gajendra, Bidyadhar Gajendra son of Baraju Gajendra, vide Registered Sale Deed No.1126 dated 15/02/1985. After purchasing the same the above said purchasers have mutated their purchased area vide Mutation Case No.12843/05 and accordingly concerned Tahasildar have issued mutation ROR in their name.

In the year 2009, above said recorded tenants Bansidhar Gajendra, Bidyadhar Gajendra son of Baraju Gajendra in order to meet their legal necessities had alienated the same in favour of present owner SaradaPrasad Rath and Radhanath Mohapatra vide RSD bearing No.514 dated 12/01/2009. After purchasing the same the above said purchasers have mutated their purchased area vide Mutation Case No.4866/12 and subsequently converted their purchased area from agricultural to homestead vide OLR 8(A) Case No.768/13 and accordingly concerned Tahasildar have issued correction ROR in their name.

The present owners, SaradaPrasad Rath and Radhanath Mohapatra entered into a Development Agreement dated 22/06/2020 which is duly Notarized by Notary public Bhubaneswar with the developer M/s. AMJ Global Homes LLP in respect of their area for commercial exploitation and as per terms of said development agreement the present owners have executed registered General Power of Attorney bearing Deed No.- 11082004575 dated 22/06/2020 appointing AMJ Global Homes LLP, as their lawful Attorney.

In view of the above discussions made in the foregoing paragraphs, the present owners are in peaceful possession over total project land area Ac.7.883 decimals by virtue of their aforesaid respective Sale deeds. The recitals of the above Sale Deeds establish that, there is a transfer of all right and interest in favour of the above named present owners. The Sale deeds have been validly executed by the rightful owners and the title has been passed in favour of the present owners leaving no breakup and missing link in the chain of title and after purchasing the same.

The certificate of encumbrances last 38 years, reveals that the property is not subjected to any other undisclosed charges or encumbrances .

The land in question is not ceiling surplus land.

The land in question is also not the subject matter of any land acquisition or proceeding for any public purpose.

The present owners have nursing their desire to develop the above schedule land by constructing high-rise multistoried building comprising independent flats / units for residential purpose as per a composite and comprehensive plans to develop the land in question as per approved BDA Plan.

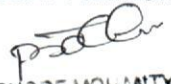
It is relevant to mention here that, the aims and objects of the present owners are to construct multi storied buildings comprising of independent flats/units with a view to resolve the requirement of the common citizens. Accordingly, the present owners have formulated a housing scheme over the schedule above mention land under the project name & Style Balaram Residency/Complex presently known as **"UTKAL GREENEX"**, with an intention to construct the said units/flats, the present owners prepared and submitted the building plan through the developer AMJ Global Homes LLP (formerly known as AMJ Global Homes) before the BDA / Local Development Authority, which has been duly approved/sanctioned by planning member of BDA Bhubaneswar, in accordance with the norms laid down under the Development Authority Act (Planning and Building Standard Regulations) vide its Letter No.16386/BDA, Bhubaneswar dated 11/07/2019.

In view of the above discussions as well as perusal of all the documents available, I am of the considered opinion that the Present owners named above as well as the developer company, AMJ Global Homes (Presently known as AMJ Global Homes LLP) have unfettered, clear and marketable title over the land in question to formulate housing scheme by constructing multistoried building comprising independent flats/ Units as per approved building plan sanctioned by the BDA/Local Development Authority under the aforesaid approval letter and to transfer and dispose of the built-up spaces in favour of the intending purchasers. The builder /developer have the obligation of the land owner's entitlement as specified in the agreement executed between them.

All the documents perused by me are returned herewith for further action at your end.

Thanking You.

Yours Faithfully,


BIMAL KISHORE MOHANTY
Advocate, Bhubaneswar

(BIMAL KISHORE MOHANTY)

Advocate, Bhubaneswar