

Amar Kumar Sahoo

Advocate

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Mob. No.- 9861068646 / 7978351610



Plot No.-N-1/288, IRC Village,
Nandini Galaxy,
1st Floor, Block-A,
Nayapalli, Bhubaneswar,
PIN- 751015, Dist.- Khordha

Ref. No.- SJSIPL-TSR/ 02/2024

Date:07.03.2024

To,

The Director,

M/s. Sri Jagannath Sarchi Infrastructure Pvt. Ltd.,
Plot No.- N-1-40, IRC Village, Nayapalli,
P O/P.S- Nayapalli, Dist.-Khordha, Odisha.

Sub.-: TSR on the Property of Smt. Debajani Rath

Sl. No.	Particulars		Remarks
1.	Name of the Recorded Tenant		Smt. Debajani Rath
2.	Name of the Owner(s) of the property with father / Husband Name.		Smt. Debajani Rath Wife of Brundaban Rath
3.	Constitution of the Owner		Individual
4.	Full Description of the property investigated		Mouza- Patia, Tahasil-Bhubaneswar, P.S- Chandrasekharpur No.-22 Dist.-Khordha,
	(This should specify the Plot No., Khata No. etc. along with the area of the land / area of flat / building and boundaries of the property as mentioned in the title documents)		Hal Khata No.- 474/4640, Hal Plot No.- 556/5284, Area- Ac.0.080 Dec. Kisam- Gharabari Annual Rent- Rs.240/-
5.	List with details of Title Deeds / documents scrutinized (Please clearly mention whether photocopy / original scrutinized)	Original Documents received from M/s. Sri Jagannath Sarchis Infrastructure Pvt. Ltd. (GPA Holder of Sri Ketan Kumar Panda)	i) R.O.R bearing Settlement Khata No.-5, Plot No.-556, Area-Ac.1.350 Dec. ii) R.O.R bearing Hal Khata No.- 474/4640, Hal Plot No.- 556/5284, Area- Ac.0.080 Dec. Kisam- Gharabari of Mouza- Patia, Tahasil-Bhubaneswar, P.S.- Chandrasekhar Pur No.-22, Dist.-Khordha has been scrutinized, verified and confirmed the Hal ROR from bhulekh website of Govt. of Odisha i.e. www.bhulekh.ori.nic.in . iii) Land Rent Receipt No.-AAN 6304531 for the year 2020-21 having Hal Khata No.- 474/4640 iv) EC Certificate No.-14705 dtd.05.04.2021 for 18 years from 01.01.1977 to 31.12.1994



Sri Jagannath Sarchi Infrastructure Pvt. Ltd.
Nai Sargika Sonali Mansingh.
Director

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**Plot No.-N-1/288, IRC Village,
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		having Settlement Khata No.-5, Plot No.-5556, Area-Ac.0.900 Dec., and Hal Khata No.-474/3109 & 474/4640, Plot No.-556/4797 & 556/5284, Ac.0.080 dec. each respectively. v) EC Certificate No.-1082024009173 dtd.04.03.2024 for 4 years from 01.01.1991 to 31.12.1994 having Settlement Khata No.-5, Plot No.-556, Hal Khata No.-474/4640, Plot No.-556/5284. vi) EC Certificate No.-1082024008214 dtd.27.02.2024 for 15 years from 01.01.1995 to 31.12.2009 having Settlement Khata No.-5, Plot No.-556, Hal Khata No.-474/4640, Plot No.-556/5284. vii) EC Certificate No.-1082024008213 dtd.27.02.2024 for 15 years from 01.01.2010 to 26.02.2024 having Settlement Khata No.-5, Plot No.-556, Hal Khata No.-474/4640, Plot No.-556/5284.
6.	Tracing of title and investigation of title	The Schedule Property has been investigated from Govt. records and found that a piece of land from Settlement Khata No.-5, Plot No.-556 measuring an area of Ac.1.350 dec. was recorded in the name of Natha Patra & 6 others and Gouranga Charan Patra and Others with consentor Anath Patra and Mukunda Patra have alienated part plot bearing Khata No.-5, Plot No.-556, Area-Ac.0.080 Dec. to Smt. Debajani Rath vide RSD No.-1891 dtd.16.03.1992 registered in the office of D.S.R, Bhubaneswar, and thereafter, Smt. Rath mutated her purchased land and obtained mutation ROR bearing Khata No.-474/4640, Plot No.-556/5284, Area-Ac.0.080 Dec., Kisam- Biali on the strength of Mutation Case No.-13609/15 and subsequently, in the year 2019 Smt. Rath converted her purchased scheduled land from agricultural land



Shri Jagannath Sarchis Infrastructure Pvt. Ltd.

Naisargika Sonali Mansingh .

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7.			to non-agricultural land (homestead) before the Revenue Officer, Bhubaneswar vide OLR 8(A) Case No.-6233/2019 in her name on payment of required premium and rent to the revenue authority and obtained the homestead ROR bearing Conversion Khata No.-474/4640, Plot No.-556/5284, Area-Ac.0.080 Dec., Kisam-Gharabari in "Sthitiban" status
	Mention the details captured in EC or Search Report (to be conducted for 28 years)	EC for 28 years collected from M/s. Shri Jagannath Sarchis Infrastructure Pvt. Ltd. (GPA Holder)	i) EC Certificate No.-14705 dtd.05.04.2021 for 18 years from 01.01.1977 to 31.12.1994 having Settlement Khata No.-5, Plot No.-5556, Area-Ac.0.900 Dec., and Hal Khata No.-474/3109 & 474/4640, Plot No.-556/4797 & 556/5284, Ac.0.080 dec. each respectively. ii) EC Certificate No.-1082024009173 dtd.04.03.2024 for 4 years from 01.01.1991 to 31.12.1994 having Settlement Khata No.-5, Plot No.-556, Hal Khata No.-474/4640, Plot No.-556/5284. iii) EC Certificate No.-1082024008214 dtd.27.02.2024 for 15 years from 01.01.1995 to 31.12.2009 having Settlement Khata No.-5, Plot No.-556, Hal Khata No.-474/4640, Plot No.-556/5284. iv) EC Certificate No.-1082024008213 dtd.27.02.2024 for 15 years from 01.01.2010 to 26.02.2024 having Settlement Khata No.-5, Plot No.-556, Hal Khata No.-474/4640, Plot No.-556/5284. EC for 48 years is clear in respect of the Schedule Property having no adverse remarks.
8.	Whether any additional document is required to complete the report.		RSD No.-1891 dtd.16.03.1992 having Name of Vendor:- Gouranga Charan Patra and Others with consentor Anath Patra and Mukunda Patra, Name of Vendee- Smt. Debajani Panda



Sri Jagannath Sarchis Infrastructure Pvt. Ltd.

Natsargika Sonali Mansingh,
Director

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9.	Particulars of tax / revenue receipts studied (Along with particulars of the tax receipts also specify whether whose name the Municipal Taxes are assessed or raised and whether up to date Municipal Taxes / Society charges have been paid)	Document received from M/s. Shri Jagannath Sarchis Infrastructure Pvt. Ltd. (GPA Holder)	Smt. Debajani Rath represented through her GPA Holder- M/s. Shri Jagannath Sarchis Infrastructure Pvt. Ltd. vide Regd. GPA No.- 11082105647 dtd.09.04.2021 registered in the office of D.S.R, Bhubaneswar, has submitted Land Rent Receipt No.-AAN 6304531 of the year 2020-21.
10.	Particulars of Encumbrance Certificate / Search Notes.	EC for 48 yrs. obtained from M/s. Shri Jagannath Sarchis Infrastructure Pvt. Ltd.	i) EC Certificate No.-14705 dtd.05.04.2021 for 18 years from 01.01.1977 to 31.12.1994 having Settlement Khata No.-5, Plot No.-5556, Area-Ac.0.900 Dec., and Hal Khata No.-474/3109 & 474/4640, Plot No.-556/4797 & 556/5284, Ac.0.080 dec. each respectively. ii) EC Certificate No.-1082024009173 dtd.04.03.2024 for 4 years from 01.01.1991 to 31.12.1994 having Settlement Khata No.-5, Plot No.-556, Hal Khata No.-474/4640, Plot No.-556/5284. iii) EC Certificate No.-1082024008214 dtd.27.02.2024 for 15 years from 01.01.1995 to 31.12.2009 having Settlement Khata No.-5, Plot No.-556, Hal Khata No.-474/4640, Plot No.-556/5284. iv) EC Certificate No.-1082024008213 dtd.27.02.2024 for 15 years from 01.01.2010 to 26.02.2024 having Settlement Khata No.-5, Plot No.-556, Hal Khata No.-474/4640, Plot No.-556/5284.
11.	Particulars of any charges / encumbrances found to be recorded / registered on the property.		Certificates of Encumbrances have valid transactions belongs to Revenue Plots have been submitted by M/s. Shri Jagannath Sarchis Infrastructure Pvt. Ltd. No adverse transactions found in such EC



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12.	(a) Whether the subject Property is within Municipal Limits		Yes (Bhubaneswar Municipal Corporation)
	(b)Particulars of Municipal approvals / plans in respect of property.		BMC Approved Plan File No.-MBP-BMC-02-0303/2022 bearing BMC Letter No.-10358 dtd.03.03.2023 granted in favour of Sudarsan Das, Debajani Rath & Chaitanya Charan Panda represented through GPA Holder Smt. Naisargika Sonali Mansingh, Director of M/s. Sri Jagannath Sarchis Infrastructure Pvt. Ltd.
13.	Permission / NOC from Society / Builder in case of premises / flat in a Co-operative Society		NA
14.	Whether the premises are leasehold? Whose permission is required for mortgage in case of leasehold property? Please check for negative/restrictive covenants.		No
15.	Whether any permission of any Authority or person is required to be obtained before creation of mortgage, if so, give complete details, if any		No
16.	Land is agricultural land or non-agricultural land.		Non Agricultural Land (Homestead)
17.	Any other deficiency or restriction in title.		NO
18.	Name of the person in whose name municipal taxes are being assessed and raised?		
19.	(a) Whether title of the owner of the property is clear, marketable and free of encumbrance?		The title of the Recorded Tenant Smt. Debajani Rath is clear, marketable and free of encumbrance.



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Naisargika Sonali Mansingh,
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	(b) Whether original title documents of property are scrutinized and found to be in order:		The documents received from M/s. Shri Jagannath Sarchis Infrastructure Pvt. Ltd. have been scrutinized with Govt. website documents available in www.bhulekh.ori.nic.in and found to be in order.
20.	Period for which record searched		i) R.O.R searched on web search for the period from 1973 to 2024. ii) EC Certificate No.-14705 dtd.05.04.2021 for 18 years from 01.01.1977 to 31.12.1994 having Settlement Khata No.-5, Plot No.-5556, Area-Ac.0.900 Dec., and Hal Khata No.-474/3109 & 474/4640, Plot No.-556/4797 & 556/5284, Ac.0.080 Dec. each respectively. iii) EC Certificate No.-1082024009173 dtd.04.03.2024 for 4 years from 01.01.1991 to 31.12.1994 having Settlement Khata No.-5, Plot No.-556, Hal Khata No.-474/4640, Plot No.-556/5284. iv) EC Certificate No.-1082024008214 dtd.27.02.2024 for 15 years from 01.01.1995 to 31.12.2009 having Settlement Khata No.-5, Plot No.-556, Hal Khata No.-474/4640, Plot No.-556/5284. v) EC Certificate No.-1082024008213 dtd.27.02.2024 for 15 years from 01.01.2010 to 26.02.2024 having Settlement Khata No.-5, Plot No.-556, Hal Khata No.-474/4640, Plot No.-556/5284. vi) Land Rent Receipt No.-AAN 6304531 of the year 2020-21.
21.	Any Observation Remarks		As the status of the scheduled land belongs to 'Sthitiban' status, the Recorded Tenant- Smt. Rath is competent to execute the Regd. G.P.A. in favour M/s. Shri Jagannath Sarchis Infrastructure Pvt. Ltd. for development of the scheduled land.



Shri Jagannath Sarchis Infrastructure Pvt. Ltd.

Nai Sangeeta Sonali Mansingh

Director

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22.	Title Certification	The Title of the Schedule Property stands in the name of the Recorded Tenant-Smt. Debajani Rath in the status of "Sthitiban" having Hal Khata No.-474/4640, Plot No.-556/5284 and Smt. Rath obtained such Schedule Property on the RSD No.-1891 dtd.16.03.1992 registered in the office of D.S.R, Bhubaneswar which is originated from Settlement Khata No.-5, Plot No.-556 from the original recorded tenants Natha Patra & others with consentor Anath Patra and Mukunda Patra. Title of Property in the name of Smt. Debajani Rath is clear, marketable and free of encumbrances.
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(Amar Kumar Sahoo)
Advocate
Enrol. No.- 0-3732/99

Sri Jagannath Sarchis Infrastructure Pvt. Ltd.

Nai Sangita Sonali Mansingh,
Director

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To,

The Director,

M/s. Sri Jagannath Sarchi Infrastructure Pvt. Ltd.,
Plot No.- N-1-40, IRC Village, Nayapalli,
P.O/P.S- Nayapalli, Dist.-Khordha, Odisha.

Sub.:- TSR on the Property of Sri Sudarsan Das

Sl. No.	Particulars		Remarks
1.	Name of the Recorded Tenant		Sudarsan Das
2.	Name of the Owner(s) of the property with father / Husband Name.		Sudarsan Das Son of Late Chaitanya Prasad Das
3.	Constitution of the Owner		Individual
4.	Full Description of the property investigated (This should specify the Plot No., Khata No. etc. along with the area of the land / area of flat / building and boundaries of the property as mentioned in the title documents)		Mouza- Patia, Tahasil-Bhubaneswar, P.S- Chandrasekharpur No.-22 Dist.-Khordha, Hal Khata No.- 474/3109, Hal Plot No.- 556/4797, Area- Ac.0.080 Dec. Kisam- Gharabari Annual Rent- Rs.24/-
5.	List with details of Title Deeds / documents scrutinized (Please clearly mention whether photocopy / original scrutinized)	Original Documents received from M/s. Sri Jagannath Sarchis Infrastructure Pvt. Ltd. (GPA Holder of Sri Ketan Kumr Panda)	i) R.O.R bearing Settlement Khata No.-5, Plot No.-556, Area-Ac.1.350 Dec. ii) R.O.R bearing Hal Khata No.- 474/3109, Hal Plot No.- 556/4797, Area- Ac.0.080 Dec. Kisam- Gharabari of Mouza- Patia, Tahasil-Bhubaneswar, P.S.- Chandrasekhar Pur No.-22, Dist.-Khordha has been scrutinized, verified and confirmed the Hal ROR from bhulekh website of Govt. of Odisha i.e. www.bhulekh.ori.nic.in . iii) Land Rent Receipt No.-AAN 6304529 for the year 2021-22 having Hal Khata No.- 474/3109 iv) EC Certificate No.-3942 dtd.22.04.2008 for 13 years from 01.01.1996 to 28.02.2008



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		having Hal Khata No.-474/3109, Plot No.-556/4797, Ac.0.080 dec. v) EC Certificate No.-6094 dtd.01.07.2010 for 15 years from 01.01.1996 to 31.05.2010 having Settlement Khata No.-5, Plot No.-556, Ac.0.080 dec. out of Ac.1.350 Dec. vi) EC Certificate No.-1082024009173 dtd.04.03.2024 for 4 years from 01.01.1991 to 31.12.1994 having Settlement Khata No.-5, Plot No.-556, Hal Khata No.-474/3109, Plot No.-556/4797. vii) EC Certificate No.-1082024008214 dtd.27.02.2024 for 15 years from 01.01.1995 to 31.12.2009 having Settlement Khata No.-5, Plot No.-556, Hal Khata No.-474/3109, Plot No.-556/4797. viii) EC Certificate No.-1082024008213 dtd.27.02.2024 for 15 years from 01.01.2010 to 26.02.2024 having Settlement Khata No.-5, Plot No.-556, Hal Khata No.-474/3109, Plot No.-556/4797.
6.	Tracing of title and investigation of title	The Schedule Property has been investigated from Govt. records and found that a piece of land from Settlement Khata No.-5, Plot No.-556 measuring an area of Ac.1.350 dec. was recorded in the name of Natha Patra & 6 others and Gouranga Charan Patra and Others with consensor Anath Patra and Mukunda Patra have alienated part plot bearing Khata No.-5, Plot No.-556, Area-Ac.0.080 Dec. to Sri Dillip Kumar Tripathy vide RSD No.-1890 dtd.16.03.1992 registered in the office of D.S.R, Bhubaneswar, who subsequently alienated the same to the present tenant Sri Sudarshan Das vide RSD No.-10275 dtd.15.10.2004 registered in the office of D.S.R, Bhubaneswar and thereafter, Sri Sudarshan Das mutated & converted his purchased scheduled land from



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7.			agricultural to non-agricultural (homestead) before the Revenue Officer, Bhubaneswar vide OLR 8(A) Case No.-2354/2007 in his name on payment of required premium and rent to the revenue authority vide Receipt No.-AC 091243 dtd.28.02.2007 and obtained the homestead ROR bearing Conversion Khata No.-474/3109, Plot No.-556/4797, Area-Ac.0.080 Dec., Kisam-Gharabari in "Sthitiban" status
	Mention the details captured in EC or Search Report (to be conducted for 28 years)	EC for 28 years collected from M/s. Sri Jagannath Sarchis Infrastructure Pvt. Ltd. (GPA Holder)	i) EC Certificate No.-1082024009173 dtd.04.03.2024 for 4 years from 01.01.1991 to 31.12.1994 having Settlement Khata No.-5, Plot No.-556, Hal Khata No.-474/3109, Plot No.-556/4797. ii) EC Certificate No.-1082024008214 dtd.27.02.2024 for 15 years from 01.01.1995 to 31.12.2009 having Settlement Khata No.-5, Plot No.-556, Hal Khata No.-474/3109, Plot No.-556/4797. iii) EC Certificate No.-1082024008213 dtd.27.02.2024 for 15 years from 01.01.2010 to 26.02.2024 having Settlement Khata No.-5, Plot No.-556, Hal Khata No.-474/3109, Plot No.-556/4797. EC for 34 years is clear in respect of the Schedule Property having no adverse remarks.
8.	Whether any additional document is required to complete the report.		RSD No.-1890 dtd.16.03.1992 having Name of Vendor:- Gouranga Charan Patra and Others with consentor Anath Patra and Mukunda Patra, Name of Vendee- Dillip Kumar Tripathy
9.	Particulars of tax / revenue receipts studied (Along with particulars of the tax receipts also specify whether whose name the Municipal Taxes are assessed or raised and whether up to date Municipal Taxes / Society charges have been paid)	Document received from M/s. Sri Jagannath Sarchis Infrastructure Pvt. Ltd. (GPA Holder)	Sri Sudarsan Das represented through his GPA Holder- M/s. Sri Jagannath Sarchis Infrastructure Pvt. Ltd. has submitted Land Rent Receipt No.-AAN 6304529 of the year 2020-21.



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10.	Particulars of Encumbrance Certificate / Search Notes.	EC for 34 yrs. obtained from M/s. Sri Jagannath Sarchis Infrastructure Pvt. Ltd.	i) EC Certificate No.-1082024009173 dtd.04.03.2024 for 4 years from 01.01.1991 to 31.12.1994 having Settlement Khata No.-5, Plot No.-556, Hal Khata No.-474/3109, Plot No.-556/4797. ii) EC Certificate No.-1082024008214 dtd.27.02.2024 for 15 years from 01.01.1995 to 31.12.2009 having Settlement Khata No.-5, Plot No.-556, Hal Khata No.-474/3109, Plot No.-556/4797. iii) EC Certificate No.-1082024008213 dtd.27.02.2024 for 15 years from 01.01.2010 to 26.02.2024 having Settlement Khata No.-5, Plot No.-556, Hal Khata No.-474/3109, Plot No.-556/4797.
11.	Particulars of any charges / encumbrances found to be recorded / registered on the property.		Certificates of Encumbrances have valid transactions belongs to Revenue Plots have been submitted by M/s. Sri Jagannath Sarchis Infrastructure Pvt. Ltd. No adverse transactions found in such EC except sale-purchase transaction of Dillip Kumar Tripathy for the year 1992.
12.	(a) Whether the subject Property is within Municipal Limits		Yes (Bhubaneswar Municipal Corporation)
	(b)Particulars of Municipal approvals / plans in respect of property.		BMC Approved Plan File No.-MBP-BMC-02-0303/2022 bearing BMC Letter No.-10358 dtd.03.03.2023 granted in favour of Sudarsan Das, Debajani Rath & Chaitanya Charan Panda represented through GPa Holder Smt. Naisargika Sonali Mansingh, Director of M/s. Sri Jagannath Sarchis Infrastructure Pvt. Ltd.



Sri Jagannath Sarchis Infrastructure Pvt. Ltd.

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13.	Permission / NOC from Society / Builder in case of premises / flat in a Co-operative Society		NA
14.	Whether the premises are leasehold? Whose permission is required for mortgage in case of leasehold property? Please check for negative/restrictive covenants.		No
15.	Whether any permission of any Authority or person is required to be obtained before creation of mortgage, if so, give complete details, if any		No
16.	Land is agricultural land or non-agricultural land.		Non Agricultural Land (Homestead)
17.	Any other deficiency or restriction in title.		NO
18.	Name of the person in whose name municipal taxes are being assessed and raised?		
19.	(a) Whether title of the owner of the property is clear, marketable and free of encumbrance?		The title of the Recorded Tenant Sri Sudarsan Das is clear, marketable and free of encumbrance.
	(b) Whether original title documents of property are scrutinized and found to be in order:		The documents received from M/s. Sri Jagannath Sarchis Infrastructure Pvt. Ltd. have been scrutinized with Govt. website documents available in www.bhulekh.ori.nic.in and found to be in order.
20.	Period for which record searched		i) R.O.R searched on web search for the period from 1973 to 2024. ii) EC Certificate No.-1082024009173 dtd.04.03.2024 for 4 years from 01.01.1991 to 31.12.1994 having Settlement Khata No.-5, Plot No.-556, Hal Khata No.-474/3109, Plot No.-556/4797.



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		iii) EC Certificate No.-1082024008214 dtd.27.02.2024 for 15 years from 01.01.1995 to 31.12.2009 having Settlement Khata No.-5, Plot No.-556, Hal Khata No.-474/3109, Plot No.-556/4797. iv)EC Certificate No.-1082024008213 dtd.27.02.2024 for 15 years from 01.01.2010 to 26.02.2024 having Settlement Khata No.-5, Plot No.-556, Hal Khata No.-474/3109, Plot No.-556/4797. v) Land Rent Receipt No.-AAN 6304529 of the year 2020-21.
21.	Any Observation Remarks	As the status of the scheduled land belongs to 'Sthitiban' status, the Recorded Tenant- Sri Das is competent to execute the Regd. G.P.A. in favour M/s. Sri Jagannath Sarchis Infrastructure Pvt. Ltd. for development of the scheduled land.
22.	Title Certification	The Title of the Schedule Property stands in the name of the Recorded Tenant-Sudarsan Das in the status of "Sthitiban" having Hal Khata No.-474/3109, Plot No.-556/4797 and Sri Das obtained such Schedule Property on the RSD No.-1890 dtd.16.03.1992 registered in the office of D.S.R, Bhubaneswar which is originated from SETTLEMENT Khata No.-5, Plot No.-556 from the original recorded tenants Natha Patra & others through their Vendee: Dillip Kumar Tripathy. Title of Property in the name of Sri Sudarsan Das is clear, marketable and free of encumbrance.



Sri Jagannath Sarchis Infrastructure Pvt. Ltd.

Kaishangika Sonali Mansingh
Director

Rahoo
(Amar Kumar Sahoo)
Advocate
Enrol. No.- 0-3732/99

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Plot No.-N-1/288, IRC Village,
Nandini Galaxy,
1st Floor, Block-A,
Nayapalli, Bhubaneswar,
PIN- 751015, Dist.- Khordha

Ref. No.- SJSIPL-TSR/ 03/2024

Date:07.03.2024

To,

The Director,

M/s. Sri Jagannath Sarchi Infrastructure Pvt. Ltd.,

Plot No.- N-1-40, IRC Village, Nayapalli,

P.O/P.S- Nayapalli, Dist.-Khordha, Odisha.

Sub.:- TSR on the Property of Sri Chaitanya Charan Panda

Sl. No.	Particulars		Remarks
1.	Name of the Recorded Tenant		Sri Chaitanya Charan Panda
2.	Name of the Owner(s) of the property with father / Husband Name.		Sri Chaitanya Charan Panda Son of Late Gopal Charan Panda
3.	Constitution of the Owner		Individual
4.	Full Description of the property investigated		Mouza- Patia, Tahasil-Bhubaneswar, P.S- Chandrasekharpur No.-22 Dist.-Khordha,
	(This should specify the Plot No., Khata No. etc. along with the area of the land / area of flat / building and boundaries of the property as mentioned in the title documents)		Hal Khata No.- 474/4114, Hal Plot No.- 556/4927, Area- Ac.0.060 Dec. Kisam- Gharabari Annual Rent- Rs.180/-
5.	List with details of Title Deeds / documents scrutinized (Please clearly mention whether photocopy / original scrutinized)	Original Documents received from M/s. Sri Jagannath Sarchis Infrastructure Pvt. Ltd. (GPA Holder of Sri Ketan Kumr Panda)	i) R.O.R bearing Settlement Khata No.-5, Plot No.-556, Area-Ac.1.350 Dec. ii) R.O.R bearing Hal Khata No.- 474/4114, Hal Plot No.- 556/4927, Area- Ac.0.060 Dec. Kisam- Gharabari of Mouza- Patia, Tahasil-Bhubaneswar, P.S.- Chandrasekhar Pur No.-22, Dist.-Khordha has been scrutinized, verified and confirmed the Hal ROR from bhulekh website of Govt. of Odisha i.e. www.bhulekh.ori.nic.in . iii) EC Certificate No.-1082024009173 dtd.04.03.2024 for 4 years from 01.01.1991 to 31.12.1994 having Settlement Khata No.- 5, Plot No.-556, Hal Khata No.-474/4114, Plot No.-556/4927.



Sri Jagannath Sarchi Infrastructure Pvt. Ltd.

Naisangika Sonali Mansingh.
Director

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**Plot No.-N-1/288, IRC Village,
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Ref. No.- SJSIPL-TSR/ 02/2024

Date:07.03.2024

			iv) EC Certificate No.-1082024008214 dtd.27.02.2024 for 15 years from 01.01.1995 to 31.12.2009 having Settlement Khata No.-5, Plot No.-556, Hal Khata No.-474/4114, Plot No.-556/4927. v) EC Certificate No.-1082024008213 dtd.27.02.2024 for 15 years from 01.01.2010 to 26.02.2024 having Settlement Khata No.-5, Plot No.-556, Hal Khata No.-474/4114, Plot No.-556/4927.
6.	Tracing of title and investigation of title		The Schedule Property has been investigated from Govt. records and found that a piece of land from Settlement Khata No.-5, Plot No.-556 measuring an area of Ac.1.350 dec. was recorded in the name of Natha Patra & 6 others and Gouranga Patra has alienated part plot bearing Khata No.-5, Plot No.-556, Area-Ac.0.080 Dec. to Sri Chaitanya Charan Panda vide RSD No.-108 dtd.08.01.1997 registered in the office of D.S.R, Bhubaneswar, and thereafter, Sri Panda mutated his purchased land and obtained mutation ROR bearing Khata No.-474/4114, Plot No.-556/4927, Area-Ac.0.060 Dec., Kisam- Biali on the strength of Mutation Case No.-14170/2011 and subsequently, in the year 2022 Sri Panda converted his purchased scheduled land from agricultural land to non-agricultural land (homestead) before the Revenue Officer, Bhubaneswar vide OLR 8(A) Case No.-13261/2022 in his name on payment of required premium and rent to the revenue authority and obtained the homestead ROR bearing Conversion Khata No.-474/4114, Plot No.-556/4927, Area-Ac.0.060 Dec., Kisam-Gharabari in "Sthitiban" status



Sari Jagannath Sarchis Infrastruc Pvt. Ltd.

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Plot No.-N-1/288, IRC Village,
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Date:07.03.2024

7.	Mention the details captured in EC or Search Report (to be conducted for 28 years)	EC for 28 years collected from M/s. Shri Jagannath Sarchis Infrastructure Pvt. Ltd. (GPA Holder)	i) EC Certificate No.-1082024009173 dtd.04.03.2024 for 4 years from 01.01.1991 to 31.12.1994 having Settlement Khata No.-5, Plot No.-556, Hal Khata No.-474/4114, Plot No.-556/4927. ii) EC Certificate No.-1082024008214 dtd.27.02.2024 for 15 years from 01.01.1995 to 31.12.2009 having Settlement Khata No.-5, Plot No.-556, Hal Khata No.-474/4114, Plot No.-556/4927. iii) EC Certificate No.-1082024008213 dtd.27.02.2024 for 15 years from 01.01.2010 to 26.02.2024 having Settlement Khata No.-5, Plot No.-556, Hal Khata No.-474/4114, Plot No.-556/4927. EC for 34 years is clear in respect of the Schedule Property having no adverse remarks.
8.	Whether any additional document is required to complete the report.		RSD No.-108 dtd.08.01.1997 having Name of Vendor:- Gouranga Patra, Name of Vendee- Sri Chaitanya Charan Panda
9.	Particulars of tax / revenue receipts studied (Along with particulars of the tax receipts also specify whether whose name the Municipal Taxes are assessed or raised and whether up to date Municipal Taxes / Society charges have been paid)	Document received from M/s. Shri Jagannath Sarchis Infrastructure Pvt. Ltd. (GPA Holder)	Sri Chaitanya Charan Panda represented through her GPA Holder- M/s. Shri Jagannath Sarchis Infrastructure Pvt. Ltd. vide Regd. GPA No.-11082210459 dtd.27.07.2022 registered in the office of D.S.R, Bhubaneswar.
10.	Particulars of Encumbrance Certificate / Search Notes.	EC for 48 yrs. obtained from M/s. Shri Jagannath Sarchis Infrastructure Pvt. Ltd.	i) EC Certificate No.-1082024009173 dtd.04.03.2024 for 4 years from 01.01.1991 to 31.12.1994 having Settlement Khata No.-5, Plot No.-556, Hal Khata No.-474/4114, Plot No.-556/4927. ii) EC Certificate No.-1082024008214 dtd.27.02.2024 for 15 years from 01.01.1995 to 31.12.2009 having Settlement Khata No.-



Shri Jagannath Sarchis Infrastructure Pvt. Ltd.

Naisargika Sonali Mansingh,
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Plot No.-N-1/288, IRC Village,
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			5, Plot No.-556, Hal Khata No.-474/4114, Plot No.-556/4927. iii) EC Certificate No.-1082024008213 dtd.27.02.2024 for 15 years from 01.01.2010 to 26.02.2024 having Settlement Khata No.- 5, Plot No.-556, Hal Khata No.-474/4114, Plot No.-556/4927.
11.	Particulars of any charges / encumbrances found to be recorded / registered on the property.		Certificates of Encumbrances have valid transactions belongs to Revenue Plots have been submitted by M/s. Shri Jagannath Sarchis Infrastructure Pvt. Ltd. No adverse transactions found in such EC
12.	(a) Whether the subject Property is within Municipal Limits (b)Particulars of Municipal approvals / plans in respect of property.		Yes (Bhubaneswar Municipal Corporation) BMC Approved Plan File No.-MBP-BMC-02-0303/2022 bearing BMC Letter No.-10358 dtd.03.03.2023 granted in favour of Sudarsan Das, Debajani Rath & Chaitanya Charan Panda represented through GPA Holder Smt. Naisargika Sonali Mansingh, Director of M/s. Sri Jagannath Sarchis Infrastructure Pvt. Ltd.
13.	Permission / NOC from Society / Builder in case of premises / flat in a Co-operative Society		NA
14.	Whether the premises are leasehold? Whose permission is required for mortgage in case of leasehold property? Please check for negative/restrictive covenants.		No
15.	Whether any permission of any Authority or person is required to be obtained before creation of mortgage, if so, give complete details, if any		No
16.	Land is agricultural land or non-agricultural land.		Non Agricultural Land (Homestead)



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17.	Any other deficiency or restriction in title.		No
18.	Name of the person in whose name municipal taxes are being assessed and raised?		
19.	(a) Whether title of the owner of the property is clear, marketable and free of encumbrance?		The title of the Recorded Tenant Sri Chaitanya Charan Panda is clear, marketable and free of encumbrance.
	(b) Whether original title documents of property are scrutinized and found to be in order:		The documents received from M/s. Shri Jagannath Sarchis Infrastructure Pvt. Ltd. have been scrutinized with Govt. website documents available in www.bhulekh.ori.nic.in and found to be in order.
20.	Period for which record searched		i) R.O.R searched on web search for the period from 1973 to 2024. ii) EC Certificate No.-1082024009173 dtd.04.03.2024 for 4 years from 01.01.1991 to 31.12.1994 having Settlement Khata No.-5, Plot No.-556, Hal Khata No.-474/4114, Plot No.-556/4927. iii) EC Certificate No.-1082024008214 dtd.27.02.2024 for 15 years from 01.01.1995 to 31.12.2009 having Settlement Khata No.-5, Plot No.-556, Hal Khata No.-474/4114, Plot No.-556/4927. iv) EC Certificate No.-1082024008213 dtd.27.02.2024 for 15 years from 01.01.2010 to 26.02.2024 having Settlement Khata No.-5, Plot No.-556, Hal Khata No.-474/4114, Plot No.-556/4927.



Shri Jagannath Sarchis Infrastructure Pvt. Ltd.

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**Plot No.-N-1/288, IRC Village,
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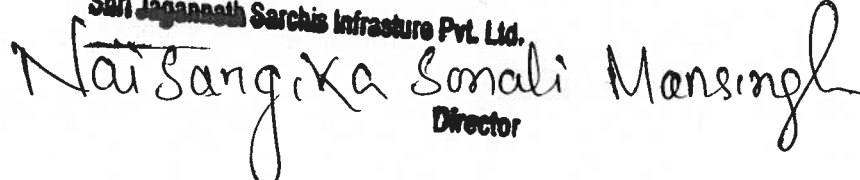
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21.	Any Observation Remarks		As the status of the scheduled land belongs to 'Sthitiban' status, the Recorded Tenant- Sri Chaitanya Charan Panda is competent to execute the Regd. G.P.A. in favour M/s. Shri Jagannath Sarchis Infrastructure Pvt. Ltd. for development of the scheduled land.
22.	Title Certification		The Title of the Schedule Property stands in the name of the Recorded Tenant- Sri Chaitanya Charan Panda in the status of "Sthitiban" having Hal Khata No.-474/4640, Plot No.-556/5284 and Smt. Rath obtained such Schedule Property on the RSD No.-1891 dtd.16.03.1992 registered in the office of D.S.R, Bhubaneswar which is originated from Settlement Khata No.-5, Plot No.-556 from the original recorded tenant Gouranga Patra. Title of Property in the name of Sri Chaitanya Charan Panda is clear, marketable and free of encumbrances.




(Amar Kumar Sahoo)
Advocate
Enrol. No.- 0-3732/99.

Sri Jagannath Sarchis Infrastructure Pvt. Ltd.

Director