



ADVOCATE

Enrolment No.O-827/1996

TAPAS RANJAN DAS

M.A. LL.B (ADVOCATE)

OFFICE :

Plot No.3673/5483(P), Narmada Niwas,
Gouri Garden, Phase- II, Garage Chhak,
Canal Road, BBSR-2
Mob : 9861061493

E-mail-tapasranjand@yahoo.com

Date : 30/05/2023

To

The Director,
Panda Infratech Ltd.,
Sahid Nagar, Bhubaneswar.

Sub: Title investigation report on the question of right, title, interest and marketability of the present owner PANDA INFRATECH LTD., having its Registered Office at Plot No.620, Saheed Nagar, Bhubaneswar, Dist : Khurda (Odisha), represented by its Director Gobinda Prasad Panda son of Late Gatikrushna Panda, in respect of the land as stated in the schedule below forming the subject matter of a proposed (S+5) Residential Building (MIG Category) under the name & style as "JIVA" to be constructed by PANDA INFRATECH LTD. within Mouza: ALARPUR, Dist.- Khurda.

SCHEDULE OF PROPERTY

LOT-1

Dist-Khurda, Tahasil- Baliana, P.S.: Baliana No.35, Mouza- **ALARPUR**, Sthitiban Khata No. **333/711**, Plot No.**181**, Area : **Ac.0.370** decimals (full Plot) Kissam : Gharabari, corresponding to previous Khata No. 333/25, further corresponding to Consolidation Khata No. 240.

LOT-2

Dist-Khurda, Tahasil- Baliana, P.S.: Baliana No.35, Mouza- **ALARPUR**, Sthitiban Khata No. **333/685**, Plot No.**180**, Area : **Ac.0.350** decimals (full Plot), Kissam : Gharabari, corresponding to Consolidation Khata No. 3.

Panda Infratech Limited

Bishnu Prasad Panda
Director



Professional Expertising with

Legal Consultants for Reputed Real Estate Companies, Land Disputes, DRT Matters, Page 1 of 16
Consumer Court Matters, and Many More

LOT-3

Khata No. **333/977**, Plot No.**179**, Area : **Ac.0.240** decimals (full Plot),
Kissan : Gharabari, corresponding to Consolidation Khata No. 233.

Khata No. **333/1035**, Plot No.**178**, Area : **Ac.0.123** decimals (full Plot),
Kissan : Gharabari, corresponding to Consolidation Khata No. 299.

PARTICULARS OF DOCUMENTS (ALL PHOTO COPIES)

AVAILABLE WITH US FOR VERIFICATION

LOT-1

- 1) Copy of RSD bearing Document No. 223 dated 18/01/1995, executed by Bhagaban Das in favour of Susant Kumar Nanda, Prasant Kumar Nanda & Sarat Kumar Nanda.
- 2) Copy of Mutation ROR bearing Khata No. 333/25, stands recorded jointly in the name of Susant Kumar Nanda, Prasant Kumar Nanda & Sarat Kumar Nanda, vide Mutation Case No. 407/1996.
- 3) Copy of premium deposit slip bearing No.AV-234707 dated 24/11/2010 in OLR 8(A) Case No. 1006/2010.
- 4) Copy of Correction ROR bearing Khata No. 333/25, stands recorded jointly in the name of Susant Kumar Nanda, Prasant Kumar Nanda & Sarat Kumar Nanda, vide OLR 8(A) Case No. 1006/2010.
- 5) Copy of RSD bearing Document No. 111821701946 dated 14/07/2017, executed by Susant Kumar Nanda, Prasant Kumar Nanda & Sarat Kumar Nanda in favour of present Owner Panda Infratech Ltd., having its Registered Office at Plot No.620, Saheed Nagar, Bhubaneswar, Dist : Khurda (Odisha), represented by its Director Gobinda Prasad Panda son of Late Gatikrushna Panda.

Panda Infratech Limited

Director



- 6) Copy of Mutation ROR bearing Khata No. 333/711, Plot No.181, Area : Ac.0.370 decimals (full Plot) Kissam : Gharabari, stands recorded in the name of present owner, Panda Infratech Ltd., having its Registered Office at Plot No.620, Saheed Nagar, Bhubaneswar, Dist : Khurda (Odisha), represented by its Director Gobinda Prasad Panda son of Late Gatikrushna Panda vide Mutation Case No. 4230/2018.
- 7) Copy of Ground Rent Receipt bearing No.2021-222008003000116 dated 17/03/2022 deposited by Bishnu Prasad Panda for the year 2021-22.

LOT-2

- 1) Copy of ROR bearing Khata No.3, recorded in the name of Agadhu Dash son of Daitari Dash, as per Consolidation ROR prepared and published by the Asst. Consolidation Officer in the year 1980-81.
- 2) Copy of Collaboration Agreement For Development of Land bearing document No.11081202729 dated 07/12/2011 executed by and between Braja Kishore Dash, Dinabandhu Dash, Chhayamani Nanda, Premalata Rath and Tilotama Tripathy and Present Owner Panda Infratech Limited., represented through its Director Bishnu Prasad Panda son of Late Gatikrushna Panda.
- 3) Copy of Irrevocable General Power of Attorney bearing No.11081202726 dated 12/12/2011 executed by Braja Kishore Dash, Dinabandhu Dash, Chhayamani Nanda, Premalata Rath and Tilotama Tripathy in favour of Present Owner Panda Infratech Limited., represented through its Director Bishnu Prasad Panda son of Late Gatikrushna Panda.
- 4) Copy of RSD bearing Document No. 11821703068 dated 27/11/2017, executed by Dinabandhu Dash, Chhaya Nanda @ Chhayamani Nanda, Premalata Rath, Tilotama Tripathy, Parbati Dash, Srikant Kumar Dash & Basant Kumar Dash in favour of present Owner Panda Infratech Ltd., having its Registered Office at Plot No.620, Saheed Nagar, Bhubaneswar, Dist : Khurda (Odisha), represented by its Director Gobinda Prasad Panda son of Late Gatikrushna Panda.

Panda Infratech Limited
Bishnu Prasad Panda
Director



- 5) Copy of Mutation ROR bearing Khata No. 333/685, Plot No.180, Area : Ac.0.350 decimals stands recorded in the name of present owner, Panda Infratech Ltd., having its Registered Office at Plot No.620, Saheed Nagar, Bhubaneswar, Dist : Khurda (Odisha), represented by its Director Gobinda Prasad Panda son of Late Gatikrushna Panda, vide Mutation Case No. 664/2018.
- 6) Copy of premium deposit slip bearing No.AV-234708 dated 24/11/2010 in OLR 8(A) Case No. 1008/2010.
- 7) Copy of Correction ROR bearing Khata No. 333/685, Plot No.180, Area : Ac.0.350 decimals, Kissam : Gharabari stands recorded in the name of present owner, Panda Infratech Ltd., having its Registered Office at Plot No.620, Saheed Nagar, Bhubaneswar, Dist : Khurda (Odisha), represented by its Director Gobinda Prasad Panda son of Late Gatikrushna Panda, vide OLR 8(A) No. 276/2018.
- 8) Copy of Ground Rent Receipt bearing No.2021-222008003000097 dated 17/03/2022 deposited by Gobinda Prasad Panda for the year 2021-22.

LOT-3

- 1) Copy of ROR bearing Khata No.233, recorded in the name of Bisi Sethi son of Raghu Sethi, of Alarpur, PS. : Baliana, Dist. : Khurda, as per Consolidation ROR prepared and published by the Asst. Consolidation Officer in the year 1980-81.
- 2) Copy of premium deposit slip bearing No.AAA 158560 dated 04/06/2011 in OLR 8(A) Case No. 705/2009.

Panda Infratech Limited

Director



- 3) Copy of Registered Sale Deed bearing No.11821602645 dated 24/10/2016 executed by Sadananda Sethi, Sridhar Sethi, Raghava Sethi, all are sons of deceased recorded tenant Bisi Sethi, Naba Sethi wife of deceased recorded tenant Bisi Sethi, Kunilata @ Kuni Sethi, Jhari Sethi @ Sukanti Sethi, both are daughters of deceased recorded tenant Bisi Sethi, in favour of Pratap Chandra Mallick son of Surendra Kumar Mallick of Alarpur, PS : Baliana, Dist : Khurda (Odisha), for an extent of area Ac.0.0180 decimals, from Plot No.179.
- 4) Copy of Registered Sale Deed bearing No.11821701931 dated 17/07/2017 executed by Gadadhar Sethi son of deceased recorded tenant Bisi Sethi in favour of Pratap Chandra Mallick son of Surendra Kumar Mallick of Alarpur, PS : Baliana, Dist : Khurda (Odisha), for an extent of area Ac.0.060 decimals, from Plot No.179.
- 5) Copy of permission u/s 22 of OLR Act issued by Sub-Collector & Revenue Officer, Bhubaneswar in Revenue Misc. Case No.118/2018.
- 6) Copy of Registered Sale Deed bearing No.11821804129 dated 28/12/2018 executed by Pratap Chandra Mallick son of Surendra Kumar Mallick of Alarpur, PS : Baliana, Dist : Khurda (Odisha), in favour of present owner PANDA INFRATECH LTD., having its Registered Office at Plot No.620, Saheed Nagar, Bhubaneswar, Dist : Khurda (Odisha), represented by its Director Gobinda Prasad Panda son of Late Gatikrushna Panda, entire area Ac.0.240 decimals, of Plot No.179.
- 7) Copy of Mutation ROR bearing Khata No. 333/977, Plot No.179, Area : Ac.0.240 decimals, Kissam : Gharabari, stands recorded in the name of present owner, Panda Infratech Ltd., having its Registered Office at Plot No.620, Saheed Nagar, Bhubaneswar, Dist : Khurda (Odisha), represented by its Director Gobinda Prasad Panda son of Late Gatikrushna Panda, vide Mutation Case No. 3293/2020.

Panda Infratech Limited
Bishnu Prasad Panda
Director



- 8) Copy of Ground Rent Receipt bearing No.2021-222008003000106 dated 17/03/2022 deposited by Gobinda Prasad Panda for the year 2021-22. (**All the above scrutinized document SI No.1 to 8 for Khata No.233**).
- 9) Copy of ROR bearing Khata No.299 & 102, recorded jointly in the names of Sankar Sethi and Chakradhar Sethi, sons of Shyam Sethi, of Alarpur, PS. : Baliana, Dist. : Khordha, as per Consolidation ROR prepared and published by the Asst. Consolidation Officer in the year 1980-81.
- 10) Copy of premium deposit slip bearing No.AAA 158559 and AAA 158558 dated 04/06/2011 in OLR 8(A) Case No. 704/2009 & OLR 8(A) Case No.703/2009.
- 11) Copy of Registered Sale Deed bearing No.11821703292 dated 19/12/2017 executed by Manoj Sethi son of deceased recorded tenant Sankar Sethi, Charulata @ Charu Sethi, Radha Sethi, Rina Sethi all are daughters of deceased recorded tenant Sankar Sethi and Binodini Sethi daughter of deceased recorded tenant Chakradhar Sethi, in favour of Pratap Chandra Mallick son of Surendra Kumar Mallick of Alarpur, PS : Baliana, Dist : Khurda (Odisha), area Ac.0.130 decimals, of Plot No.178 & Ac.0.040 decimals of Plot No.177.
- 12) Copy of permission u/s 22 of OLR Act issued by Sub-Collector & Revenue Officer, Bhubaneswar in Revenue Misc. Case No.118/2018.
- 13) Copy of Registered Sale Deed bearing No.11821804129 dated 28/12/2018 executed by Pratap Chandra Mallick son of Surendra Kumar Mallick of Alarpur, PS : Baliana, Dist : Khurda (Odisha), in favour of present owner PANDA INFRATECH LTD., having its Registered Office at Plot No.620, Saheed Nagar, Bhubaneswar, Dist : Khurda (Odisha), represented by its Director Gobinda Prasad Panda son of Late Gatikrushna Panda, area Ac.0.130 decimals, of Plot No.178 & Ac.0.040 decimals of Plot No.177.

Panda Infratech Limited
Bishnu Prasad Panda
Director



- 14) Copy of Mutation ROR bearing Khata No. 333/1035, Plot No.178, Area : Ac.0.123 decimals, Kissam : Gharabari, stands recorded in the name of present owner, Panda Infratech Ltd., having its Registered Office at Plot No.620, Saheed Nagar, Bhubaneswar, Dist : Khurda (Odisha), represented by its Director Gobinda Prasad Panda son of Late Gatikrushna Panda, vide Mutation Case No. 109/2022.
- 15) Copy of Gift Deed bearing No.11821902359 dated 09/08/2019 executed by present owner Panda Infratech Ltd., self and General Power of Attorney holder for and on behalf of Sanjukta Acharya and others in favour of Government of Orissa, through Block Development Officer, Baliana, Dist : Khurda (Odisha).
- 16) Copy of Ground Rent Receipt bearing No.2021-222008003000094 dated 17/03/2022 deposited by Gobinda Prasad Panda for the year 2021-22. **(All the above scrutinized document SI No.9 to 16 for Khata No.299).**

OTHER DOCUMENTS OF LOT- 1, LOT-2 & LOT- 3

1. Copy of Approval Letter issued by Bhubaneswar Development Authority vide its Letter No.BNB/5127/2023, Bhubaneswar, dated 06/05/2023.
2. Copy of Encumbrance Certificate from 1980 to till date.
3. Copy of certified of incorporation and Memorandum of Articles of Association of PANDA INFRATECH LTD.

FLOW UP TITLE

Dear Sir,

I, have carefully perused and scrutinized all the title deeds/documents as submitted by you, pertaining to the land in question as delineated in the schedule set-out above. The exercise has been undertaken with the object to find out as to whether the present owner have a clear and marketable title over the property. On perusal and assessment of records, I am submitting this report with the following findings, observations and conclusion and for the purpose of convenience, I intent to discuss the genesis and flow up title in respect of land in question.

Panda Infratech Limited
Bishnu Prasad Panda
Director



LOT-1

That, the delineation of the genesis of the title to the land as per the recitals of aforesaid scrutinized documents is that, the schedule property in question bearing Khata No.240, recorded in the name of Bhagaban Das son of Daitari Das, as per Consolidation ROR prepared and published by the Asst. Consolidation Officer in the year 1980-81.

And in the year 1995, one Bhagaban Das had alienated the schedule land in favour of Susant Kumar Nanda, Prasant Kumar Nanda & Sarat Kumar Nanda vide RSD No. 223 dated 18/01/1995, which is evident from the recitals of registered sale deed No. 11821701946 dated 14/07/2017. After purchasing the same above said purchasers had mutated their purchased area vide Mutation Case No. 407/1996 and accordingly the concerned Tahasildar have issued mutation ROR in their name bearing Khata No. 333/25 and also converted the same from agricultural to homestead vide OLR 8(A) Case No.1006/2010 and accordingly the concerned Tahasildar have issued correction ROR in their name.

And in the year 2017, above named recorded tenants namely Susant Kumar Nanda, Prasant Kumar Nanda & Sarat Kumar Nanda had alienated the schedule land in favour of present owner Panda Infratech Ltd., having its Registered Office at Plot No.620, Saheed Nagar, Bhubaneswar, Dist : Khurda (Odisha), represented by its Director Gobinda Prasad Panda son of Late Gatikrushna Panda vide RSD No. 11821701946 dated 14/07/2017.

After purchasing the same above said present owner Panda Infratech Ltd., having its Registered Office at Plot No.620, Saheed Nagar, Bhubaneswar, Dist : Khurda (Odisha), represented by its Director Gobinda Prasad Panda son of Late Gatikrushna Panda had mutated its purchased area vide Mutation Case No. 4230/2018 and accordingly the concerned Tahasildar have issued mutation ROR in its name bearing Khata No. 333/711, Plot No.181, Area : Ac.0.370 decimals (full Plot) Kissam : Gharabari. Since the date of purchase, the present owner having every right, title and interest thereover and exercising various acts of ownership over the same, by paying up-to-date rent receipt to concerned authority.

Panda Infratech Limited
Bishnu Prasad Panda
Director



On verification of E.C from 01/01/1980 to till date from concerned registering authority, it reveals that in the year 2011 above said Susant Kumar Nanda, Prasant Kumar Nanda & Sarat Kumar Nanda had executed a registered General Power of Attorney in favour of present owner vide document No.11091100232 dated 19/02/2011 and also executed a registered agreement with present owner vide document No.11091100235 dated 18/02/2011. And the above registered documents have been mutually cancelled by both the parties vide document No.11821701943 & 11821701944 dated 14/07/2017 prior to execution of aforesaid sale deed in favour of present owner.

And further it reveals that extent of area Ac.0.038.36 decimals out of Ac.0.370 decimals has been Gifted by the present owner in favour of Govt. of Odisha through Block Development Officer, Baliana, Dist : Khurda vide document No.11821902359 dated 09/08/2019 executed before Sub Registrar Baliana for road purpose and the property is not subjected to any other undisclosed charges or encumbrances.

LOT-2

That, the delineation of the genesis of the title to the land as per the recitals of aforesaid scrutinized documents is that, the schedule property in question bearing Khata No.3, stood recorded in the name of Agadhu Dash son of Daitari Dash, as per Consolidation ROR prepared and published by the Asst. Consolidation Officer in the year 1980-81.

And the above said recorded tenant Agadhu Dash son of Daitari Dash died since long leaving behind Brajakishore Dash, Dinabandhu Dash, Chhayamani Nanda, Premalata Rath and Tilottama Tripathy as his legal heirs and successors in interest who inherited the entire estate of said Agadhu Dash by way of inheritance.

Panda Infratech Limited
Bishnu Prasad Ran
Director



And thereafter in the year 2011, the above said legal heirs of deceased recorded tenant Agadhu Dash namely Brajakishore Dash, Dinabandhu Dash, Chhayamani Nanda, Premalata Rath and Tilottama Tripathy had entered into a registered Collaboration Agreement For Development of Land bearing document No.11081202729 dated 07/12/2011 with the Present Owner Panda Infratech Limited., represented through its Director Bishnu Prasad Panda son of Late Gatikrushna Panda in respect of schedule land in sharing basis and as per terms of aforesaid agreement said Brajakishore Dash, Dinabandhu Dash, Chhayamani Nanda, Premalata Rath and Tilottama Tripathy had executed a registered Irrevocable General Power of Attorney vide document No.11081202726 dated 12/12/2011 in favour of the Present Owner Panda Infratech Limited., represented through its Director Bishnu Prasad Panda son of Late Gatikrushna Panda. And by virtue of aforesaid documents the present owner Panda Infratech Limited., during execution of developmental work over the schedule land one of the executants Braja Kishore Dash died since long leaving behind Parbati Dash (wife), Srikant Kumar Dash (son) and Basant Kumar Dash (son) as his legal heirs and successors in interest who inherited the share of said Braja Kishore Dash by way of inheritance. Since then the above named legal heirs of deceased Braja Kishore Dash and executants /co-share holders have jointly possessed the schedule land having every right, title and interest thereover.

And in the meanwhile the above named owners/executants have mutually decided they are not giving the schedule land to the developer on sharing basis and intent to sale the schedule land to the developer for purchase of residential developed Lay-out plot under the project of developer and accordingly developer is also agreed to purchase the same.

Panda Infratech Limited
Bishnu Prasad Panda
Director



And thereafter, above named legal heirs of Agadhu Dash & Braja Kishore Dash had alienated the schedule land in favour of present owner/developer Panda Infratech Limited., vide RSD No. 11821703068 dated 27/11/2017. After purchasing the same above said present owner/developer Panda Infratech Limited., had mutated its purchased area vide Mutation Case No. 664/2018 and also converted the same from agricultural to homestead vide OLR 8(A) Case No.276/2018 and accordingly the concerned Tahasildar have issued correction ROR in its name bearing Khata No. 333/685, Plot No.180, Area : Ac.0.350 decimals, Kissam : Gharabari. Since the date of purchase, the present owner having every right, title and interest thereover and exercising various acts of ownership over the same, by paying up-to-date rent receipt to concerned authority.

And thereafter in the year 2019, the present owner Panda Infratech Limited., had Gifted extent of area Ac.0.032.54 decimals out of Ac.0.350 decimals in favour of Govt. of Odisha through Block Development Officer, Baliana, Dist : Khurda vide document No.11821902359 dated 09/08/2019 executed before Sub Registrar Baliana for road purpose.

LOT-3

That, the delineation of the genesis of the title to the land as per the recitals of aforesaid scrutinized documents is that, the schedule property in question bearing Khata No.233, recorded in the name of Bisi Sethi son of Raghu Sethi, of Alarpur, PS. : Baliana, Dist. : Khurda, as per Consolidation ROR prepared and published by the Asst. Consolidation Officer in the year 1980-81.

That, the above said land converted from agricultural to homestead vide OLR 8(A) Case No. 705/2009. And the above named recorded tenant Bisi Sethi died since long leaving behind Sadananda Sethi, Sridhar Sethi, Raghava Sethi, Gadadhar Sethi all are sons of deceased recorded tenant Bisi Sethi, Naba Sethi wife of deceased recorded tenant Bisi Sethi, Kunilata @ Kuni Sethi, Jhari Sethi @ Sukanti Sethi,

Panda Infratech Limited
Bishnu Basu
Director



both are daughters of deceased recorded tenant Bisi Sethi as his legal heirs and successors in interest who inherited the entire estate of said Bisi Sethi by way of inheritance. And according to an amicable oral partition among the above named legal heirs of deceased recorded tenant Bisi Sethi extent of area Ac.0.180 decimals fell into the share of Sadananda Sethi, Sridhar Sethi, Raghaba Sethi, all are sons of deceased recorded tenant Bisi Sethi, Naba Sethi wife of deceased recorded tenant Bisi Sethi, Kunilata @ Kuni Sethi, Jhari Sethi @ Sukanti Sethi, both are daughters of deceased recorded tenant Bisi Sethi and extent of area Ac.0.060 decimals fell into the share of Gadadhar Sethi.

That, in the year 2016, above said legal heirs of deceased recorded tenant Bisi Sethi namely Sadananda Sethi, Sridhar Sethi, Raghaba Sethi, all are sons of deceased recorded tenant Bisi Sethi, Naba Sethi wife of deceased recorded tenant Bisi Sethi, Kunilata @ Kuni Sethi, Jhari Sethi @ Sukanti Sethi, both are daughters of deceased recorded tenant Bisi Sethi, had alienated extent of area Ac.0.180 decimals out of Ac.0.240 decimals from Plot No.179 in favour of Pratap Chandra Mallick son of Surendra Kumar Mallick of Alarpur, PS : Baliana, Dist : Khurda (Odisha), vide Registered Sale Deed bearing No.11821602645 dated 24/10/2016 executed before Sub Registrar Baliana.

That, in the year 2017, above said legal heir of deceased recorded tenant Bisi Sethi namely Gadadhar Sethi son of deceased recorded tenant Bisi Sethi, had alienated extent of area Ac.0.060 decimals out of Ac.0.240 decimals from Plot No.179 in favour of Pratap Chandra Mallick son of Surendra Kumar Mallick of Alarpur, PS : Baliana, Dist : Khurda (Odisha), vide Registered Sale Deed bearing No.11821701931 dated 17/07/2017 executed before Sub Registrar Baliana.

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Bishnu Basal
Director



Thereafter, said purchaser Pratap Chandra Mallick son of Surendra Kumar Mallick have obtained permission U/s 22 of OLR Act, 1960 vide DR No. 648 (2) dated 27/06/2018, in Rev. Misc. Case No. 118/2018, issued by Revenue Officer and Sub-Collector, Bhubaneswar for transfer of his schedule land.

And after obtaining the aforesaid permission said purchaser Pratap Chandra Mallick son of Surendra Kumar Mallick in the year 2018 had alienated the schedule above land in favour of present owner Panda Infratech Ltd. vide RSD No. 11821804129 dated 28/12/2018 executed before Sub Registrar Baliana.

Thereafter the present owner had mutated its purchased land vide Mutation Case No. 3293/2020 and accordingly the concerned Tahasildar have issued Mutation in its name bearing Khata No. 333/977, Plot No.179, Area : Ac.0.240 decimals. Since the date of purchase, the present owner having every right, title and interest thereover.

Similarly the land in question bearing Khata No.299, stood recorded jointly in the names of Sankar Sethi and Chakradhar Sethi, sons of Shyam Sethi, of Alarpur, PS. : Baliana, Dist. : Khordha, as per Consolidation ROR prepared and published by the Asst. Consolidation Officer in the year 1980-81.

That, the above said land converted from agricultural to homestead vide OLR 8(A) Case No. 704/2009. And the above named recorded tenants Sankar Sethi and Chakradhar Sethi, died since long leaving behind Manoj Sethi son of deceased recorded tenant Sankar Sethi, Charulata @ Charu Sethi, Radha Sethi, Rina Sethi all are daughters of deceased recorded tenant Sankar Sethi and Binodini Sethi daughter of deceased recorded tenant Chakradhar Sethi as their respective legal heirs and successors in interest who inherited the entire estate of said Sankar Sethi and Chakradhar Sethi by way of inheritance.

Panda Infratech Limited
Bishnu Basal
Director



That, in the year 2017, above said legal heirs of deceased recorded tenants Sankar Sethi and Chakradhar Sethi namely Manoj Sethi son of deceased recorded tenant Sankar Sethi, Charulata @ Charu Sethi, Radha Sethi, Rina Sethi all are daughters of deceased recorded tenant Sankar Sethi and Binodini Sethi daughter of deceased recorded tenant Chakradhar Sethi, had alienated area Ac.0.130 decimals, of Plot No.178 along with an extent of area Ac.0.040 decimals of Plot No.177 in favour of Pratap Chandra Mallick son of Surendra Kumar Mallick of Alarpur, PS : Baliana, Dist : Khurda (Odisha), vide Registered Sale Deed bearing No.11821703292 dated 19/12/2017 executed before Sub Registrar Baliana.

Thereafter, said purchaser Pratap Chandra Mallick son of Surendra Kumar Mallick have obtained permission U/s 22 of OLR Act, 1960 vide DR No. 648 (2) dated 27/06/2018, in Rev. Misc. Case No. 118/2018, issued by Revenue Officer and Sub-Collector, Bhubaneswar for transfer of his schedule land.

And after obtaining the aforesaid permission said purchaser Pratap Chandra Mallick son of Surendra Kumar Mallick in the year 2018 had alienated the schedule above land in favour of present owner Panda Infratech Ltd. vide RSD No. 11821804129 dated 28/12/2018 executed before Sub Registrar Baliana.

And after purchasing the same, the present owner, Panda Infratech Ltd., had executed a Registered Gift Deed in favour of Govt. of Odisha through Block Development Officer, Baliana, Dist : Khurda, for an extent of area Ac.0.007 decimals out of Ac.0.130 decimals, from Plot No.178 and entire purchased area Ac.0.040 decimals, of Plot No.177; vide document No.11821902359 dated 09/08/2019 executed before Sub Registrar Baliana for road purpose. Thereafter the said plot got recorded in the name of Government of Orissa, through Block Development Officer, Baliana, Dist : Khurda (Odisha), vide Mutation Case No. 5335/2019.

Panda Infratech Limited
Prabhu Prasad Pan
Director



Thereafter the present owner had mutated the remaining area of its purchased land area vide Mutation Case No. 109/2022 and accordingly the concerned Tahasildar have issued Mutation in its name bearing Khata No. 333/1035, Plot No.178, Area : Ac.0.123 decimals. Since the date of purchase, the present owner having every right, title and interest thereover.

In view of the above discussions made in the foregoing paragraphs, the present owner is in peaceful possession over the schedule property by virtue of aforesaid Sale deeds from the date of purchase. The recitals of the above Sale Deeds establish that, there is a transfer of all right, title and interest in favour of the above named present owners. The Sale deeds have been 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.

The certificate of encumbrances 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 owner have nursing their desire to develop the above schedule land by constructing high-raise Residential building comprising independent flats / units for residential purpose as per a composite and comprehensive plans and the aims and objects of the present owner **PANDA INFRATECH LTD.** is to construct multi storied buildings comprising of independent flats/units with a view to resolve the requirement of the common citizens. Accordingly, the present owner Panda Infratech Ltd., have execute the construction work of proposed residential building (S+5) storied MIG Category under the name & Style as "**JIVA**", over the schedule land morefully described in (LOT-1 to LOT-3) within the approved building plan, which has been duly approved/sanctioned by Planning member of B.D.A, in accordance with the norms laid down under the Development Authority Act (Planning and Building Standard Regulations) and permission for construction has been granted by the competent authority vide its Approval Letter No.BNB/5127/2023, Bhubaneswar dated 06/05/2023.

Panda Infratech Limited
Bishnu Boudhary
Director



In view of the above discussions as well as perusal of all the documents available, I am of the considered opinion that the present owner **PANDA INFRATECH LTD.** have unfettered, clear and marketable title over the land in question by constructing a Residential building i.e. (S+5) MIG Category as per approved building plan accorded by the Bhubaneswar Development Authority under the aforesaid approval letter and to transfer and dispose of the built-up spaces in favour of the intending purchasers.

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

Thanking you.

Yours faithfully,

Panda Infratech Limited
Bishnu Borsdjan
Director



(Tapas Ranjan Das)
Advocate, Bhubaneswar