

Date : 27/02/2024

To,
SRI BHULAXMI INFRATECH LLP,
Partner, Sri Biranchi Narayan Mishra
& Sarbeswar Sahu
Plot No-361/2315, Near SBI Aiginia Branch,
Patrapada, Khandagiri, Bhubaneswar
Dist-Khurda, Odisha-751019

Sub:- Legal scrutiny report in favour of M/s-SRI BHULAXMI INFRATECH LLP,
Designated Partner, Sri Biranchi Narayan Mishra & Mr. Sarbeswar Sahu.

Project Name: **SAI BIJAYALAXMI**

Dear Sir,

I have submitted my legal scrutiny report as per your documents supplied to me.

Land Documents Verified/Scrutinized (Annexure-I)

1. Settlement ROR of Mouza-Bhagabanpur issued in the name of Badaro Trinath Rao, S/o-Ramamurty Rao in respect of Khata No-314. (Photo Copy)
2. Regd. Sale Deed No-4342, dtd.27.08.2004 executed by Badaro Trinath Rao in favour of Smt. Sakuntala Sahu. (Photo Copy)
3. Mutation ROR of Mouza-Bhagabanpur issued in the name of Smt. Sakuntala Sahu in respect of Khata No-668/478. (Photo Copy)
4. Certified Conversion ROR of Mouza-Bhagabanpur issued in the name of Smt. Sakuntala Sahu in respect of Khata No-668/478. (Photo Copy)
5. Revenue ground rent receipt bearing No-2023-242002029800602, dt.11.02.2024 paid by Smt. Sakuntala Sahu for the year 2023-24. (Photo Copy)
6. The Bhubaneswar Municipal Corporation, Bhubaneswar vide letter No-BP/BMC/006982, Bhubaneswar, dtd.24.01.2024 & Application No-BP-BMC-



E.N = 328/1983

Date :

2023-03-15-014501 have granted permission in favour of Sri Biranchi Narayan Mishra & Sri Sarbeswar Sahu of M/s- Sri Bhulaxmi Infratech LLP for construction of S+4 stored residential apartment building over the Plot No-16 pertaining Khata No-668/478 of Mouza-Bhagabanpur. (Photo Copy)

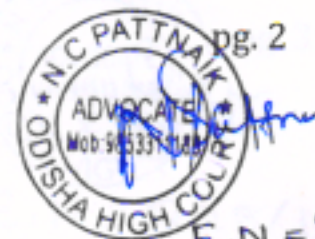
7. BMC approved layout and building plan. (Photo Copy)
8. Regd. Deed of GPA bearing No-11132110638, dtd.17.11.2021 executed by Smt. Sakuntala Sahu in favour of M/s-SRI BHULAXMI INFRATECH LLP, Designated Partner, Sri Biranchi Narayan Mishra & Mr. Sarbeswar Sahu. (Photo Copy)
9. Regd. Development Agreement bearing No-11132110637, dtd.17.11.2021 executed by Smt. Sakuntala Sahu in favour of M/s-SRI BHULAXMI INFRATECH LLP, Designated Partner, Sri Biranchi Narayan Mishra & Mr. Sarbeswar Sahu. (Photo Copy)
10. Sharing allocation agreement. (Photo Copy)
11. Certificate of Incorporation of Sri Bhulaxmi Infratech LLP. (Photo Copy)
12. Encumbrance Certificate bearing No-3170, dtd.07.02.2024 issued by DSRO, Bhubaneswar for the period of 10 years. (Photo Copy)
13. Encumbrance Certificate bearing No-EC1132024003580, dtd.05.02.2024 issued by SRO, Khandagiri for the period of 2 years. (Photo Copy)
14. Encumbrance Certificate bearing No-EC1132024004410, dtd.11.02.2024 issued by SRO, Khandagiri for the period of 30 years. (Photo Copy)

Description of schedule property

Dist-Khurda, Tahasil-Bhubaneswar, SRO-Khandagiri, P.s-Bhubaneswar, Thana No-9, Mouza-BHAGABANPUR.

Conversion Khata No-668/478, Plot No-16, Area Ac0.130dec with Status-Stitiban, Kisam-Gharabari (Homestead) which corresponding to previous Khata No-314, Plot No-16, Area Ac0.130dec.

Total One Mouza, one Khata, one plot, Grand Total Area Ac.0.130dec.



E.N = 328/1983

Date :

Boundries

North -Plot No-13
South -Plot No-17
East -Road
West -Plot No-15

Tracing of Title

All the documents referred above in the Annexure-I and thorough verification, it reveals that the property was originally belongs to Badaro Trinath Rao, S/o-Ramamurty Rao. He was the owner of the property having right, title, interest in and possession. His name has been recorded in respect of Khata No-314, Plot No-16, Area Ac0.130dec under Mouza-Bhagabanpur finally published in the year 1984.

Thereafter the above recorded land owner i.e Badaro Trinath Rao, S/o-Ramamurty Rao for his legal necessity sold the land in respect of Khata No-314, Plot No-16, Area Ac0.130dec under Mouza-Bhagabanpur in favour of Smt. Sakuntala Sahu by executing a Regd. Sale Deed No-4342, dtd.27.08.2004 and delivered the physical possession.

The Tahasildar, Bhubaneswar vide Mutation Case No-10916/04 have issued Mutation ROR in the name of Smt. Sakuntala Sahu in respect of Khata No-668/478, Plot No-16, Area Ac0.130dec with Status-Stitiban, Kisam-Patita under Mouza-Bhagabanpur.

The Tahasildar, Bhubaneswar vide OLR u/s 8 (A) Case No-1916/2021 have issued Conversion ROR in the name of Smt. Sakuntala Sahu in respect of Khata No-668/478, Plot No-16, Area Ac0.130dec with Status-Stitiban, Kisam-Gharabari (Homestead) under Mouza-Bhagabanpur.



pg. 3

E.N = 328/1983

Date :

Revenue ground rent receipt bearing No-2023-242002029800602, dt.11.02.2024 paid by Smt. Sakuntala Sahu for the year 2023-24.

Thereafter the above recorded land owner i.e Smt. Sakuntala Sahu due to lack of knowledge in construction/development have appointed and nominate M/s-Sri Bhulaxmi Infratech LLP, Designated Partner Sri Biranchi Narayan Mishra & Sri Sarbeswar Sahoo as her legal and lawful attorney in respect of Khata No-668/478, Plot No-16, Area Ac0.130dec with Status-Stitiban, Kisam-Gharabari (Homestead) under Mouza-Bhagabanpur vide Regd. Deed of GPA bearing No-11132110638, dtd.17.11.2021 to do execute and perform all acts, deeds, things including sell of the property for and on her behalf and also the same land owner i.e Smt. Sakuntala Sahu has executed one Regd. Development Agreement bearing No-11132110637, dtd.17.11.2021 with M/s- Sri Bhulaxmi Infratech LLP, Designated Partner Sri Biranchi Narayan Mishra & Sri Sarbeswar Sahoo to develop the land by constructing a residential apartment named as "SAI BIJAYALAXMI" on sharing (60% : 40%) i.e (Builder share : Land Owner share)

The Bhubaneswar Municipal Corporation, Bhubaneswar vide letter No-BP/BMC/006982, Bhubaneswar, dtd.24.01.2024 & Application No-BP-BMC-2023-03-15-014501 have granted permission in favour of Sri Biranchi Narayan Mishra & Sri Sarbeswar Sahu of M/s- Sri Bhulaxmi Infratech LLP for construction of S+4 stored residential apartment building over the Plot No-16 pertaining Khata No-668/478 of Mouza-Bhagabanpur.

As per the BMC approved construction and building plan the developer M/s- Sri Bhulaxmi Infratech LLP is constructing the Flat/Apartment project named as "SAI BIJAYALAXMI "



pg. 4

E. N = 328/1983

Date :

UNIT/FLAT DESCRIPTION (LAND OWNER SHARE)

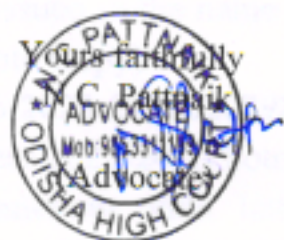
Flat No:	Type	Floor	CARPET AREA	Built Up Area	Super Built Up Area	Proportion land Area (dec)	Parking No
201	3BHK	Second	937.38 Sqft	1042.27 Sqft	1354.95 Sqft	0.009.14	9
202	3BHK	Second	1061.63 Sqft	1159.20 Sqft	1506.96 Sqft	0.010.16	8
203	2BHK	Second	874.99 Sqft	961.79 Sqft	1250.33 Sqft	0.008.43	7
402	3BHK	Fourth	1061.63 Sqft	1159.20 Sqft	1506.96 Sqft	0.010.16	2
403	2BHK	Fourth	874.99 Sqft	961.79 Sqft	1250.33 Sqft	0.008.43	1

UNIT/FLAT DESCRIPTION (DEVELOPER'S SHARE)

Flat No:	Type	Floor	CARPET AREA	Built Up Area	Super Built Up Area	Proportion land Area (dec)	Parking No
101	2BHK	First	735.09 Sqft	822.63 Sqft	1069.42 Sqft	0.007.21	12
102	3BHK	First	1061.63 Sqft	1159.20 Sqft	1506.96 Sqft	0.010.16	11
103	2BHK	First	874.99 Sqft	961.79 Sqft	1250.33 Sqft	0.008.43	10
301	3BHK	Third	937.38 Sqft	1042.27 Sqft	1354.95 Sqft	0.009.14	6
302	3BHK	Third	1061.63 Sqft	1159.20 Sqft	1506.96 Sqft	0.010.16	5
303	2BHK	Third	874.99 Sqft	961.79 Sqft	1250.33 Sqft	0.008.43	4
401	3BHK	Fourth	937.38 Sqft	1042.27 Sqft	1354.95 Sqft	0.009.14	3

The flow of title in favour of M/s-Sri Bhulaxmi Infratech LLP, Designated Partner Sri Biranchi Narayan Mishra & Sri Sarbeswar Sahu is having absolute good, Clear and marketable.

Thanking you



E.N = 328/1983