



Ref: PR-ADV/ TSR-ARR/02/23-24

Dt. 22/01/2024

TITLE SEARCH & LEGAL SCRUTINY REPORT

To
Sashikant Barik
Metro-Acrerise Promoters Pvt.Ltd
A/295, Sahid Nagar
Bhubaneswar

Sub:- Title Search & Legal Scrutiny Report with respect of property/ies as mentioned below.

Dear Sir,

As per your instructions and request, I Rasmita Manjari Tripathy, Advocate have conducted the Legal Scrutiny of the aforesaid property/ies and investigated the Title of: -

METRO ACRERISE PROMOTERS PRIVATE LIMITED (*previously known as ACREPLEX REALTY PVT. LTD*) a private limited company, incorporated under Companies Act 2013, having its registered office at – A/295, AT/PO/PS-Sahid Nagar, Bhubaneswar-751007, represented by its Designated Director Sashikant Barik, aged about 38 years, S/o- Suryakanta Barik, resident of – Flat No. B-404, Akruti Lifestyle Apartment, Kalarahanga, near Kalarahanga Level Crossing, Kalarahanga, Dist - Khorda, Odisha, Pin -751024, P.O. Kalarahanga, P.S. Infocity, Bhubaneswar, caste – Khandayat, by profession –Business, PAN – ANRPB1793M.

SCHEDULE -I
(Land Owners Details)

Sr. No.	Particulars	Views/Comments/Opinion of the Advocate
1.	Name & Address of the Land owner (Present Owner of the Immovable Property):	01. Valley Builders Private Limited, 02. KP Prime Assets Private Limited, 03. Sofia Firdous and 04. Auro Commercial Private Limited. 05. Acreplex Realty Pvt.Ltd.
2.	Details & Address of the Power of Attorney Holder.	General Power of Attorney holder – “METRO ACRERISE PROMOTERS PRIVATE LIMITED (<i>previously known as ACREPLEX REALTY PVT. LTD</i>)”, Address – A-295, 1 st Floor, Saheed Nagar, Dist – Khurda, Bhubaneswar,

		PIN – 751007, Orissa, India.
3.	Details of Sub Registrar's Office, where the property is registered with along with details of registration & Area of land registered under Title Document.	Office of Sub Registrar's Jatani (As per Schedule-II,Sl No-1))

SCHEDULE -II.

(Details of Immovable Property & Possession Status thereof)

Sl. No.	Particulars	Views/Comments/Opinion of the advocate
1.	Sabik/HAL Khata & Plot No./Land Revenue Survey Nos. Khata No. with its area covered under Title Deed.	1. Khata No. 384/2491, Plot No. 419, Area in dec. 0.400 2. Khata No. 384/2491, Plot No. 437/1078, Area in dec. 0.203 3. Khata No. 384/2491, Plot No. 425, Area in dec. 1.020 4. Khata No. 384/2491, Plot No. 440, Area in dec. 0.830 5. Khata No. 384/2491, Plot No. 422, Area in dec. 0.130 6. Khata No. 384/2490, Plot No. 423/2294, Area in dec. 0.341 7. Khata No. 384/2497, Plot No. 421, Area in dec. 0.205 8. Khata No. 384/2489, Plot No. 420, Area in dec. 0.300 9. Khata No. 384/2489, Plot No. 414, Area in dec. 0.104 10. Khata No. 384/2488, Plot No. 441, Area in dec. 0.385 11. Khata No. 384/2485, Plot No. 426/4153, Area in dec. 0.024 12. Khata No. 384/2485, Plot No. 430/4152, Area in dec. 0.062 13. Khata No. 384/2486, Plot No. 426/3487, Area in dec. 0.675 14. Khata No. 384/2487, Plot No. 426/4139, Area in dec. 1.054

		15.Khata No. 384/2484, Plot No. 426, Area in dec. 0.066
		16.Khata No. 384/2574, Plot No. 426/1203, Area in dec. 0.342
2.	Detailed address of aforesaid Land/Plot	Mouza - Uttarmundamuhan, P. S. – Infovally , Tahsil – Jatani – 752054, Khordha, Odisha, Pin Code- 752054
3.	Area of Project land -	6.141 decimal
4.	Boundaries.	Boundary as per description in title flow.
5.	Nature/Type of Land/Plot.	Kissam: Gharabari, Status: Sthitiban
6.	Nature of Ownership of the Land Owner.	Free hold
7.	Who is in possession of the Property?	GPA Holder & Land Owner
8.	Whether SARFAESI Act is applicable on the property/ies /land?	Yes, SARFAESI Act is applicable on the property/ies

Description of Documents Scrutinized & Verified:

I have examined & verified the Documents as mentioned in the Schedule –III attached herewith.

SCHEDULE-(III)

Sl. No.	Details Description of Documents	Whether original / certificate / true copy / Photostat copy examined	Name of Party
01.	Copy of 1962 ROR recorded in the Name of Antaryami Parida dated- 27/03/1962,Khata No-6,Plot No-419	Certified copy	Antaryami Parida
02.	Copy of GPA vide no 13,dt-04/03/1995 (Antaryami Parida and Mahendra Satrusalaya)	Certified copy	Mahendra Satrusalaya)
03.	Copy of RSD No-2882,Dated-12/07/95 (Mahendra Satrusalaya vs. Dharm chand Baid)	Certified copy	Dharm chand Baid)
04.	Copy of GPA No- 669,Dt-07/05/1994 (Dharam Chan Baid Vs. Subhash Ch. Bhura	Certified copy	Subhash Ch. Bhura
05.	Copy of sale deed No-6813,Dt-28/12/1999, (Subhash Bhura Vs. Rout Education Trust)	Original copy	Rout Education Trust
06.	ROR in the Name of Rout Education Trust Issued by Tahasildar Jatani on Dt- 24/08/2016 KHATA NO 384/1475	Certified copy	Rout Education Trust
07.	Copy of Settlement ROR Name of Kirti Samantray Dated- 27/03/62 KHATA No. 55	Certified copy	Kirti Samantray

08.	Certified Copy of sale deed No-3635,Dt-15/5/60 (Nirmala Dei Vs.Madhu Sethi)	Certified copy	Madhu Sethi
09.	Copy of RSD No-4723,DT-03/09/1997,(Madhu Sethi Vs. Prakash Ch Bhura)	Certified copy	Prakash Ch Bhura
10.	Copy of RSD No-6580,Dt-21/12/1999,(Prakash Bhura Vs. Rout Education Trust	Original copy	Rout Education Trust
11.	ROR in the Name of Rout Education Trust Issued by Tahasildar Jatani on Dt-24/08/2016 KHATA NO 384/1475	Certified copy	Rout Education Trust
12	Settlement ROR,Khata No-63 of Kusa Sethi & Others Dt-27/03/1962	Certified copy	Kusa Sethi & Others
13	Copy of RSD No-3868, Dt-12/08/1996 (Kusha Sethi & Others Vs. Iswar Chandra Baid)	Certified copy	Iswar Chandra Baid
14	Certified Copy of RSD No-6717,Dt-28/12/1998(Iswar Chandra Baid Vs Rout Education Trust)	Certified copy	Rout Education Trust
15	ROR in the Name of Rout Education Trust Issued by Tahasildar Jatani on Dt-24/08/2016 KHATA NO 384/1475	Certified copy	Rout Education Trust
16	Copy1962 Settlement ROR Khata No-221,Plot No-440 name of Swarnarekha Samantray	Certified copy	Swarnarekha Samantray
17	Copy of Mutation ROR Khata No-242/167,Plot No-440/1323,Brajendra Samantray	Certified copy	Brajendra Samantray
18	Copy of order , notice, RI report of Mutation Case No-1804/94	Certified copy	
19	Copy of RSD No-2134,Dt-17/11/79 (Swarnarekha Samantray Vs. Brajendra Samantay)	Certified copy	Brajendra Samantay)
20	Certified copy of RSD No-6855,Dt-10/12/09 (Brajendra Samantay Vs Rout Educational Trust)	Certified copy	Rout Educational Trust)
21	ROR in the Name of Rout Education Trust Issued by Tahasildar Jatani on Dt-24/08/2016	Certified copy	Rout Education Trust
22	Copy1962 Settlement ROR khata No-111,Plot No-422 Niladri Bandopadyaya & Others	Certified copy	Niladri Bandopadyaya
23	Copy of RSD No-2089,Dt-03/03/1966(Niladri Bandopadhaya & Others Vs Baladev Prasad Pattanayak & Others)	Certified copy	Baladev Prasad Pattanayak & Others
24	Copy of RSD No-1179,Dt-12/08/1996(Amulya Pattanayak & Others	Certified copy	Amulya Pattanayak

	Vs. Utkal Builders)		
25	Certified copy of RSD No-1920,Dt-28/12/1998 (Utkal Builders Vs. Rout Education Trust)	Certified copy	Rout Education Trust
26	ROR in the Name of Rout Education Trust Issued by Tahasildar Jatani on Dt-24/08/2016 khata No. 384/1475	Certified copy	Rout Education Trust
27	Certified copy1962 Settlement ROR khata No-10,Plot No-423 Uchhaba Mohanty	Certified copy	Uchhaba Mohanty
28	Certified copy of RSD No-330,Dt-11/01/1961(Uchhaba Mohanty Vs Surendra Sahoo)	Certified copy	Surendra Sahoo
29	Copy of RSD No-4699,Dt-20/10/1995 (Surendra Sahoo VS Ishwar Chan Baid)	Certified copy	Ishwar Chan Baid
30	Copy of RSD No-1921,Dt-28/12/1998 (Ishwar Chan Baid Vs. Rout Education Trust)	Certified copy	Rout Education Trust
31	ROR in the Name of Rout Education Trust KHATA NO 384/148	Certified copy	Rout Education Trust
32	Copy1962 Settlement ROR khata No-18,Plot No-421	Certified copy	
33	Certified copy of Partition Deed(No-874,Dt-14/05/1991)	Certified copy	
34	Copy of RSD No-2735,Dt-19/05/2000 (Biranchi narayan Pattanaik VS Rout Education Trust)	Certified copy	Rout Education Trust
35	Certified Copy of Mutation order no-6649/15	Certified copy	
36	ROR in the name of Rout Education Trust,Kisama Gharabadi KHATA 384/1524	Certified copy	Rout Education
37	Copy1962 Settlement ROR,Khata No-55	Certified copy	
38	Certified copy of RSD No-6989,Dt-07/10/1963(Nirmala Dei VS Surendra Sahoo)	Certified copy	Surendra Sahoo
39	Certified copy of RSD No-4699,Dt-20/10/1995 (Surendra Sahoo VS Iswar Chan Baid)	Certified copy	Iswar Chan Baid
40	Copy of RSD No-6581,Dt-21/12/1999(Iswar Chan Baid Vs Rout Education Trust)	Certified copy	Rout Education Trust
41	ROR In the Name of Rout Education Trust khata No-384/1695	Certified copy	Rout Education Trust
42	Certified copy of RSD No-6989,Dt-07/10/1963(Nirmala Dei VS Surendra	Certified copy	Surendra Sahoo)

	Sahoo)		
43	Copy of GPA No- 669,Dt-07/05/1994 (Dharam Chan Baid Vs. Subhash Ch. Bhura	Certified copy	Subhash Ch. Bhura
44	Certified Copy of RSD No-4700,Dt-20/10/1995 (Surendra Sahoo VS Dharam Chand Baid)	Certified copy	Dharam Chand Baid
45	Copy of RSD No-2092,Dt-29/04/2000 (Subhash Ch Bhura Vs Rout Education Trust)	Certified copy	Rout Education Trust
46	Certified copy 1962 Settlement ROR Jadu Bhola & Madhu Bhola,27/03/1962	Certified copy	Jadu Bhola & Madhu Bhola
47	Certified copy of RSD No-279,Dt-15/02/1977(Madhu Bhola VS Rabi Narayan Mohanty)	Certified copy	Rabi Narayan Mohanty
48	Certified copy of RSD No-601,Dt-04/04/1978(Rabi Narayan Mohanty VS Pramila Dei)	Certified copy	Pramila Dei
49	Certified copy of RSD No-1825,Dt-12/11/1999(Pramila Dei Vs Rout Education Trust)	Certified copy	Rout Education Trust)
50	ROR in the Name of Rout Education Trust,Gharabari KHATA No. 384/2301	Certified copy	Rout Education
51	Copy of RSD No-7789,Dt-26/10/1965(Nirmala dei VS Padmacharan Behera ,Muralidhara Behera ,Jhuli Behera)	Certified copy	Padmacharan Behera
52	Copy of GPA No-120,Dt-13/11/2002 (Padmacharan Behera ,Jhuli Behera,Rangabati Behera ,Gunanidhi Behera Vs Hi-Tech Estate & Promoters)	Certified copy	Hi-Tech Estate & Promoters
53	Copy of RSD No-1032,Dt-22/04/2003(Hi-Tech Estate & Promoters vs Tirupati Choudhury)	Certified copy	Tirupati Choudhury
54	Copy of GPA No-35,Dt-25/04/2003 (Tirupati Choudhury Vs.Hi-Tech Estate & Promoters)	Certified copy	Hi-Tech Estate & Promoters
55	Copy of RSD No-11121904458,Dt-14/10/2019 (Hi-Tech Estate & Promoters Vs Rout Education Trust)	Certified copy	Rout Education Trust
56	Gharabari ROR In the name of Rout Education Trust khata No-384/2350	Certified copy	of Rout Education Trus
57	Copy of RSD No-19329,Dt-20/12/2008 (Tirupati Choudhury Vs Hi-Tech Estate & Promoters)	Certified copy	Hi-Tech Estate & Promoters)
58	Certified Copy of RSD No-11121904457,Dt-14/10/2019 (Hi-Tech Estate & Promoters Vs	Certified copy	Rout Education

	Rout Education Trust)		Trust
59	Gharabari ROR in the Name of Rout Education Trust Khata No 384/2335	Certified copy	Rout Education Trust
60	RSD No 10735,Dt-6/11/1959 (Nirmala Dei Vs Jadu Bhola)	Certified copy	Jadu Bhola
61	Certified copy of RSD No-10,Dt-5/1/87 (Ramchandra Bhol VS Soudamini Patnaik)	Certified copy	Soudamini Patnaik
62	Copy of RSD No-908,Dt-24/02/96(Soudamini Patnaik VS Subash Bhura)	Certified copy	Subash Bhura
63	Copy of RSD No-1920,Dt-28/12/1998(Subash Bhura Vs Rout Education Trust) Ac 0.695dec	Certified copy	Rout Education Trust
64	Copy of RSD No-6576,Dt-28/12/1998 (Subash Bhura Vs Rout Education Trust) Ac 0.359 dec	Certified copy	Rout Education Trust
65	ROR in the Name of Rout Education Trust kisama -Sarada -2, Khata No 384/2326	Certified copy	Rout Education Trust
66	Certified copy 1962 Settlement ROR ,Khata 55	Certified copy	Kirti Samantray
67	RSD No-3641,Dt-07/05/65(Kirti Chandra Samyantry (Age26) VS Kusa Sethi)	Certified copy	Kusa Sethi
68	Copy of RSD No-5938,Dt-27/12/96(Kusa Sethi Vs Iswar Chand Baid)	Certified copy	Iswar Chand Baid
69	Copy of RSD No-1919,Dt-28/12/1998 (Iswar Chand Baid Vs Rout Education Trust)	Certified copy	Rout Education Trust
70	All RORs (10)numbers in the name of Valley Builders & others	Original copy	
71	EC- EC Certificate No. EC1122022005639 EC Certificate No. EC1122022005686 EC Certificate No. EC1122022008491	Original	
72	RSD No. 11122205359, dated 21.09.2022 executed by Tarulata Mishra in favour of Auro Commercial,Sofia Firdous,Acreplex Realty Pvt.Ltd	original	
73	RSD NO. 11122203479, Dtd. 10.06.2022 ececuted by Rout Education Trust in fabour of Valley Builders Pvt Ltd & KP prime Assets Pvt.Ltd.	original	
74	GPA No NO.11122204366, dated 26.07.2022 Executed by Valley Builders & KP Prime Assets in fabour of Acreplex realty Pvt.Ltd	Original	
75	GPA No .11122205473 dated 27.09.2022	Original	

	Executed by Auro Commertials Pvt Ltd in favour of Acreplex realty Pvt.Ltd		
76	GPA No Document No. 11122205474, dated 27.09.2022 Executed by Sofia Firdous in favour of Acreplex realty Pvt.Ltd	Original	
77	JDA No No.11122204349, dt. 26.07.2022 Executed by Valley Builders & KP Prime Assets in favour of Acreplex realty Pvt.Ltd	Original	
78	JDA No11122205472 dated 27.09.2022 Executed by Auro Commertials Pvt Ltd in favour of Acreplex realty Pvt.Ltd	Original	
79	JDA No Document No. 11122205475 dated 27.09.2022 Executed by Sofia Firdous in favour of Acreplex realty Pvt.Ltd	Original	
80	Gift deed for CDP Road vide No111222306468 dated 27/10/2023 executed by Acreplex Realty Pvt.Ltd in favour of Bhubaneswar Development Authority.	Original	
81	Gift deed for CDP Road vide No111222306433 dated 26/10/2023 executed by Acreplex Realty Pvt.Ltd in favour of Bhubaneswar Development Authority	Original	
82	BDA Approval Application No-BP-BDA-2023- 07-01-018744, letter No-BP/BDA/006878, Dt- 22/01/2024	ONLINE COPY	

Damika
R.M. Tripathy
ADVOCATE

Brief History of the Property and how the Owner/s has derived Title.

As requested, I have carefully perused and scrutinized all the documents mentioned in Schedule-III. The exercise has been under taken primarily with the dominant object of finding out as to whether the present land Owners has/have clear and marketable title in respect of piece and parcel of lands in question owned by the present recorded tenants or title holders to raise Multistoried Residential Apartment through their Attorney. Whether the right of the Recorded tenants and the Attorney are protected as per law of land?, whether any discrepancies arise in relation to link documents ?. The way of transit having no issue to ascertain the flow of title compared with Encumbrance certificate. After giving my careful consideration and inclined to documents as submitted before me that the matter in issue. I am herewith submitting the report with following findings, observations and conclusion. -:

As ascertained from the records, the lands as stated in Schedule-II is/are that:-

The delineation of the Genesis and flow of title in respect of the Schedule of property as described here is in question shortly stated that:-

1. In 1962 settlement the recorded tenant of Khata No-6, Plot No 419, Area Ac 0.400 dec., Staus-Stitiban is Antaryami Parida, he has executed a GPA in favour of Mahendra Satrushalaya (GPA NO-13, Dt-12/07/1995), in exercise the power of GPA, Mahendra Shatrushalaya sold the land to Dharam Chand Baid vide RSD No-2882, Dt-12/07/1995. Thereafter Rout education Trust purchased this land from Subhash Chand Bhura, who is the GPA holder (GPA NO-669, Dt-07/05/1994) of Dharam Chand Baid, vide Sale Deed document No 6813 dtd. 29/12/1999 which is registered in the office of Sub-Registrar, Jatani and after purchase the land, Rout education Trust mutated the land vide Mutation Case No -140/16 and obtained Patta (ROR) vide Khata No-384/1475, Plot No- 419, Area-Ac 0.400 dec in his favour. Thereafter Rout Education Trust sold the property to 1) Valley Builders Pvt.Ltd. 2) KP Prime Assets Pvt. Ltd. vide RSD NO. 11122203479, Dtd. 10.06.2022 and the above purchasers have mutated the land in their favour vide Mutation case No. 6860/2022 and got ROR from Tahasildar, Jatani vide Mutation Khata No. 384/2491 Plot NO. 419 Area. 0.400 dec and enjoy the property with all right, title, and interest etc. in peaceful possession over the same without any dispute and litigation. Both the recorded tenant 1) Valley Builders Pvt.Ltd. 2) KP Prime Assets Pvt. Ltd. have executed an Irrevocable GPA and a Joint

Development Agreement vide document NO.11122204366, dated 26.07.2022 & Document No.11122204349, dt. 26.07.2022 respectively in favour of Acreplex Realty Pvt. Ltd. to construct a residential apartment project. As per the requirement of CDP road prescribed by Bhubaneswar Development Authority, the Attorney holder has executed a gift deed vide no-111222306468 dated 27/10/2023 for gift Ac 0.067 dec land out of Ac0.400 dec land from the said plot to BDA for the road expansion purpose.

2. In 1962 settlement the recorded tenant of Sabik Khata No- 60, Plot No-525, corresponding to Hal Khata No- 55, Hal Plot No-437, Area Ac0.203 dec, Status -Stitiban is Kirtichandra Samantray, on dated 15-05-1960 vide RSD No-3635, Nirmala Devi mother of Kirtichandra Samantray sold the property to Madhu Sethi. Thereafter Madhu Sethi executed a RSD In favour of Prakash Chandra Bhora Vide Sale Deed No-4723, Dated 03/09/1997. Rout Education Trust has purchased the said land from Prakash Chand Bhura, vide Sale Deed document No 6580 dtd. 21/12/1999 registered in the office of Sub-Registrar, Jatani and mutated the land vide Mutation Case No:- 141/16 and obtained Patta (ROR) Khata No-384/1475, Plot No- 437/1078 , Ac 0.203 dec in his favour. Thereafter Rout Education Trust sold the property to 1)Valley Builders Pvt.Ltd. 2)KP Prime Assets Pvt. Ltd. Vide RSD NO. 11122203479, Dtd. 10.06.2022 and the above purchasers have mutated the land in their favour vide Mutation case No. 6860/2022 and got ROR from Tahasildar, Jatani vide Khata No. 384/2491, Plot No. 437/1078, Area. 0.203 dec. and enjoy the property with all right, title, and interest etc. in peaceful possession over the same without any dispute and litigation. Both the recorded tenant 1)Valley Builders Pvt.Ltd. 2)KP Prime Assets Pvt. Ltd. have executed an Irrevocable GPA and a Joint Development Agreement vide Document No. 11122204366, dated 26.07.2022 & Document No.11122204349, dated. 26-07-2022 respectively in favour of Acreplex Realty Pvt .Ltd to construct a residential apartment project.

3. In 1962 settlement the recorded tenants of Hal Khata No-63, Plot No- 425, Area Ac1.020 dec, Status-Stitiban are Kusha Sethi, Harasa Dei, Sudam Sethi & Madhu Sethi. On dtd. 12/08/1996 they sold the above property to Iswar Chandra Baid vide RSD NO-3868. Thereafter, Rout Education Trust purchased the said plot from Ishwar Chand Baid, vide Sale Deed document No 6717 dtd. 28/12/1998 registered in the office of Sub-

Registrar, Jatani and after purchase the land Rout Education Trust has mutated the land vide Mutation Case No-142/16 and obtained Patta (ROR) Khata No-384/1475, Plot No- 425, Ac 1.020 dec in its favour. Thereafter Rout Education Trust sold the property to 1)Valley Builders Pvt.Ltd. 2)KP Prime Assets Pvt. Ltd. vide RSD NO. 11122203479, Dtd. 10.06.2022 and the above purchasers have mutated the land in their favour vide Mutation case No. 6860/2022 and got ROR from Tahasildar, Jatani vide Khata No. 384/2491, Plot No. 425, Area. 1.020 dec, Kisama-Gharabadi, Status-Stitiban and enjoy the property with all right, title, and interest etc. in peaceful possession over the same without any dispute and litigation. Both the recorded tenant 1)Valley Builders Pvt.Ltd. 2)KP Prime Assets Pvt. Ltd. have executed an Irrevocable GPA and a Joint Development Agreement vide Document No. 11122204366, dated 26.07.2022 & Document No.11122204349, dated. 26.07.2022 respectively in favour of **Acreplex Realty Pvt .Ltd** to construct a residential apartment project.

4. In 1962 settlement the recorded tenant of Hal Khata No-221, Hal Plot No-440, Area-Ac0.830 dec, Status-Stitiban is Swarnarakha Samantray on dated 17/11/1979 she has sold the property to Brajendra Samantray, accordingly Brajendra samantray muted the plot in his name and got Mutation ROR vide Mutation Hal Khata No-242/167, Mutation hal Plot No- 440/1323, Area Ac 0.830 dec from Tahasildar, Jatni. Rout Education Trust purchased the said plot from Brajendra Samantray, vide Sale Deed document No 6855 dtd. 10/12/1999 registered in the office of Sub-Registrar, Jatani and after purchase the land Rout Education Trust mutated the land vide Mutation Case No-143/16 and obtained Patta (ROR) Khata No-384/1475, Plot No- 440, Ac 0.830 dec in its favour . Thereafter Rout Education Trust sold the property to 1)Valley Builders Pvt.Ltd. 2)KP Prime Assets Pvt. Ltd. vide RSD NO. 11122203479, Dtd. 10.06.2022 and the above purchasers have mutated the land in their favour vide Mutation case No. 6860/2022 and got ROR from Tahasildar, Jatani vide Khata No. 384/2491, Plot No. 440, Area 0.830 dec, Kisama-Gharabadi, Status-Stitiban and enjoy the property with all right, title, and interest etc. in peaceful possession over the same without any dispute and litigation. Both the recorded tenant 1)Valley Builders Pvt.Ltd. 2)KP Prime Assets Pvt. Ltd. have executed an Irrevocable GPA and a Joint Development Agreement vide Document No. 11122204366, dated 26.07.2022 & Document

No.11122204349, dated. 26.07.2022 respectively in favour of **Acreplex Realty Pvt.Ltd.** to construct a residential apartment project.

5. In 1962 settlement the recorded tenant of Hal Khata No-111, Plot No-422, Area Ac0.130 dec, Status-Stitiban is Niladri Bandopadhyaya. On dated 03/03/1966 he has sold the property to Amulya Pattanayak vide RSD NO-2089. Thereafter on Dated 12/08/1996 Amulya Pattanayak vide RSD No 1179 sold the Property to Utkal Builders(p) Ltd. Rout Education Trust has purchased the said full plot from Utkal Builders (p) Ltd, represented by its Managing Director, Subhash Chandra Bhura vide Sale Deed document No 1920 dtd. 28/12/1998 registered in the office of Sub-Registrar, Jatani and after purchase the land Rout Education Trust mutated the land vide mutation case no-144/16 and obtained Patta (ROR) Khata No-384/1475, Plot No- 422, Ac 0.130 dec, Kisama-Gharabadi, Status-Stitiban in its favour . Thereafter Rout Education Trust sold the property to 1)Valley Builders Pvt.Ltd. 2)KP Prime Assets Pvt. Ltd. Vide RSD NO. 11122203479, Dtd. 10.06.2022 and the above purchasers have mutated the land in their favour vide Mutation case No. 6860/2022 and got ROR from Tahasildar, Jatani vide Khata No. 384/2491 Plot No. 422 Area.0.130 dec and enjoy the property with all right, title, and interest etc. in peaceful possession over the same without any dispute and litigation. Both the recorded tenant 1)Valley Builders Pvt.Ltd. 2)KP Prime Assets Pvt. Ltd. have executed an Irrevocable GPA and a Joint Development Agreement vide Document No. 11122204366, dated 26.07.2022 & Document No.11122204349, dated. 26.07.2022 respectively in favour of Acreplex Realty Pvt .Ltd to construct a residential apartment project.

6. In 1962 settlement the recorded tenant of Hal Khata NO-10, Plot No-423, Area Ac0.361 dec. is Utshaba Mohanty. He Has executed a sale deed on dated 11/01/1961 vide RSD No- 330 in favour of Surendra Sahoo. Surendra Sahoo also sold the said plot to Ishwar Chandra Baid vide RSD No-4699, Dt-20/10/1995. Rout education Trust has purchased the said plot from Iswar Chand Baid vide Sale Deed document No 1921 dtd. 28/12/1998 registered in the office of Sub-Registrar, Jatani and mutation in its name vide mutation Khata No-384/148, Plot No- 423/2294 , Ac 0.361 dec and after that, Area Ac 0.020 dec land has been acquired by National Highway Authority in 2002

Vide Notification No 193(E),dt-12/02/2002 for the project of widening of 4-laning of N.H-5, after deduction of this Area Ac 0.020 dec Vendor mutated the remaining land of Area Ac 0.341 dec vide misc. case no-76/2022 and obtained Patta (ROR) in its favour. Thereafter Rout Education Trust sold the property to 1)Valley Builders Pvt.Ltd. 2)KP Prime Assets Pvt. Ltd. vide RSD NO. 11122203479, Dtd. 10.06.2022 and the above purchasers have mutated the land in their favour vide Mutation case No. 6861/2022 and got ROR from Tahasildar, Jatani vide Khata No. 384/2490, Plot No. 423/2294, Area. 0.341 dec and enjoy the property with all right, title, and interest etc. in peaceful possession over the same without any dispute and litigation. Both the recorded tenant 1)Valley Builders Pvt.Ltd. 2)KP Prime Assets Pvt. Ltd. have executed an Irrevocable GPA and a Joint Development Agreement vide Document No. 11122204366, dated 26.07.2022 & Document No.11122204349, dated. 26.07.2022 respectively in favour of Acreplex Realty Pvt .Ltd to construct a residential apartment project.As per the requirement of CDP road prescribed by Bhubaneswar Development Authority, the Attorney holder has executed a gift deed vide no-11122306433 dated 26/10/2023 for gift Ac0.163 dec land out of Ac0.341dec land from the said plot to BDA for the road expansion purpose

7. In 1962 settlement the recorded tenant Hal Khata No-18, Plot No-421,Area Ac 0.205 dec is Ujjalmani Bewa W/o- Gourakrushna Pattanayak.As per the Regd.partition deed No-874,Dt-14/05/1991 Biranchi Narayan Pattanayak become the title holder of the said plot . Rout Education trust has purchased the said plot from Biranchi Narayan Pattanaik vide Sale Deed document No 2735 dtd. 19/05/2000 registered in the office of Sub-Registrar, Jatani and after purchase the land Rout Education Trustdor mutated the land vide mutation case no-6649/2015 and obtained Patta (ROR) Khata No-384/1524,

Plot No- 421, Ac 0.205 dec in his favour. Thereafter, Rout Education Trust sold the property to 1)Valley Builders Pvt.Ltd. 2)KP Prime Assets Pvt. Ltd. vide RSD NO. 11122203479, Dtd. 10.06.2022 and the above purchasers have mutated the land in their favour vide Mutation case No. 6862/2022 and got ROR from Tahasildar, Jatani vide Khata No. 384/2497, Plot No. 421, Area 0.205 dec and enjoy the property with all right, title, and interest etc. in peaceful possession over the same without any dispute and litigation. Both the recorded tenant 1)Valley Builders Pvt.Ltd. 2)KP Prime Assets Pvt. Ltd. have executed an Irrevocable GPA and a Joint Development Agreement vide

document Document No. 11122204366, dated 26.07.2022& Document No.11122204349, dated. 26.07.2022 respectively in favour of Acreplex Realty Pvt .Ltd to construct a residential apartment project.

8. In 1962 settlement the recorded tenant Hal Khata No- 55, plot No- 420, Area Ac 0.300 dec is Kirti Chandra Samantray. Nirmala Debi mother of Kirtichandra Samantray has sold the said full plot to Surendra Sahoo vide RSD NO- 6989 on Dated.21/10/1962.Surendra Sahoo also sold the said plot to Iswar Chandra Baid vide RSD No-4699 on dated 21/10/1995.Rout Education Trust purchased the said full plot from Iswar Chand Baid vide Sale Deed document No 6581 dtd. 21/12/1999 registered in the office of Sub-Registrar, Jatani and after purchase the land Rout Education Trust mutated the land vide mutation case no-6650/2015 and obtained Patta (ROR) Khata No-384/1695, Plot No- 420, Ac 0.300 dec in his favour. Thereafter, Rout Education Trust sold the property to 1)Valley Builders Pvt.Ltd. 2)KP Prime Assets Pvt. Ltd. vide RSD NO. 11122203479, Dtd. 10.06.2022 and the above purchasers have mutated the land in their favour vide Mutation case No. 6863/2022 and got ROR from Tahasildar, Jatani vide Khata No. 384/2489, Plot No. 420, Area. 0.300 dec and enjoy the property with all right, title, and interest etc. in peaceful possession over the same without any dispute and litigation. Both the recorded tenant 1)Valley Builders Pvt.Ltd. 2)KP Prime Assets Pvt. Ltd. have executed an Irrevocable GPA and a Joint Development Agreement vide Document No. 11122204366, dated 26.07.2022& Document No.11122204349, dated. 26.07.2022respectively in favour of Acreplex Realty Pvt .Ltd to construct a residential apartment project.

9. In 1962 settlement the recorded tenant Hal Khat No-55, Plot No- 414, Area Ac0.240 dec is Kirti Chandra Samantray. Nirmala Debi mother of Kirtichandra Samantray has sold the said plot to Surendra Sahoo vide RSD NO-6989,on Dated 07/10/1963.Surendra Sahoo executed an sale deed vide RSD NO-4700,on dated 20/10/1995 in favour Dharam Chand Baid .Rout Education Trust has purchase the said plot of Ac 0.104 dec out of Ac 0.240 dec from Subhash Chand Bhura, GPA holder of Dharam Chand Baid vide Sale Deed document No 2092 dtd. 29/04/2000 registered in the office of Sub-Registrar, Jatani and after purchase the land Rout Education Trust

mutated the land vide mutation case no - 6651/2015 and obtained Patta (ROR) Khata No-384/1695, Plot No- 414, Ac 0.104 dec in his favour. Thereafter, Rout Education Trust sold the property to 1)Valley Builders Pvt.Ltd. 2)KP Prime Assets Pvt. Ltd. vide RSD NO. 11122203479, Dtd. 10.06.2022 and the above purchasers have mutated the land in their favour vide Mutation case No. 6863/2022 and got ROR from Tahasildar, Jatani vide Khata No. 384/2489, Plot No. 414, Area. 0.104 dec and enjoy the property with all right, title, and interest etc. in peaceful possession over the same without any dispute and litigation. Both the recorded tenant 1)Valley Builders Pvt.Ltd. 2)KP Prime Assets Pvt. Ltd. have executed an Irrevocable GPA and a Joint Development Agreement vide Document No. 11122204366, dated 26.07.2022 & Document No.11122204349, dated. 26.07.2022 respectively in favour of Acreplex Realty Pvt .Ltd to construct a residential apartment project.

10. In 1962 settlement the recorded tenant Hal Khata No-90, Hal Plot No-441, Area Ac 0.385 dec is Madhu Bhol & Jadu Bhol .They have executed a sale deed vide no-279, Dt-15/02/1977 in favour of Rabindranath Mohanty. Mr.Rabindra Mohanty also sold the above plot to Pramila Debi vide RSD NO-601, on 04/04/1978. Rout Education Trust purchased the said plot from Pramila Dei vide Sale Deed document No 1825 dtd. 12/11/1999 registered in the office of Sub-Registrar, Jatani and after purchase the land said Vendor mutated the land vide Mutation Case No-5236/2021 and obtained Patta (ROR) Khata No-384/2301, Plot No- 441, Ac 0.385 dec in his favour. Thereafter, Rout Education Trust sold the property to 1)Valley Builders Pvt.Ltd. 2)KP Prime Assets Pvt. Ltd. vide RSD NO. 11122203479, Dtd. 10.06.2022 and the above purchasers have mutated the land in their favour vide Mutation case No. 6864/2022 and got ROR from Tahasildar, Jatani vide Khata No. 384/2488, Plot No. 441, Area.0.385 dec and enjoy the property with all right, title, and interest etc. in peaceful possession over the same without any dispute and litigation. Both the recorded tenant 1)Valley Builders Pvt.Ltd. 2)KP Prime Assets Pvt. Ltd. have executed an Irrevocable GPA and a Joint Development Agreement vide Document No. 11122204366, dated 26.07.2022 & Document No.11122204349, dated. 26.07.2022 respectively in favour of Acreplex Realty Pvt .Ltd to construct a residential apartment project.

11. In 1962 settlement the recorded tenant Hal Khata No-55, Hal Plot No-426, is Kirtichandra Samantray. Nirmala Debi mother of Kirti Chandra Samantray has sold the property to Padmacharan Behera & others vide RSD No-7789 on dated 26/10/1965, they have also executed GPA vide NO-120, Dt-13/11/2002 in favour of Hi-tech estate & Promoters (p) Ltd. In exercise the power conferred in GPA, Hi-tech Estate & Promoters (p) Ltd sold the land to Tirupati Choudhury vide RSD NO- 1032, Dt-24/04/2003. Again Tirupati Choudhury has been executed a GPA vide NO-35, Dt-25/04/2023 in favour of Hi-Tech estate & Promoters Pvt.Ltd for sale the property to any intending purchasers. After that , Rout education Trust has purchased the Area Ac0.024 dec from eastern side of the said plot from total Area Ac 2.430 dec. from HI-Tech Estate & Promoters Pvt.Ltd represented by its Director Tirupati Choudhury vide Sale Deed document No 11121904458 dtd. 14/10/2019 registered in the office of Sub-Registrar, Jatani and after purchase the land Rout Education Trust mutated the land vide mutation case no 8975/2019, Mutation Khata No-384/2350, Plot No- 426/4153, Ac 0.024 dec. and obtained Patta (ROR) in his favour. Thereafter, Rout Education Trust sold the property to 1)Valley Builders Pvt.Ltd. 2)KP Prime Assets Pvt. Ltd. vide RSD NO. 11122203479, Dtd. 10.06.2022 and the above purchasers have mutated the land in their favour vide Mutation case No. 6867/2022 and got ROR from Tahasildar, Jatani vide Khata No. 384/2485, Plot No. 426/4153, Area. 0.024 dec. and enjoy the property with all right, title, and interest etc. in peaceful possession over the same without any dispute and litigation. Both the recorded tenant 1)Valley Builders Pvt.Ltd. 2)KP Prime Assets Pvt. Ltd. have executed an Irrevocable GPA and a Joint Development Agreement vide Document No. 11122204366, dated 26.07.2022& Document No.11122204349, dated. 26.07.2022 respectively in favour of Acreplex Realty Pvt. Ltd to construct a residential apartment project.

12. In 1962 settlement the recorded tenant Hal Khata No-55, Hal Plot No-430, is Kirtichandra Samantray. Nirmala Debi mother of Kirti Chandra Samantray has sold the property to Padmacharan Behera & others vide RSD No-7789 on dated 26/10/1965, they have (along with legal heirs) also executed GPA vide NO-120, Dt-13/11/2002 in favour of Hi-tech estate & Promoters (p) Ltd. In exercise the power

conferred in GPA, Hi-tech Estate & Promoters (p) Ltd sold the land to Tirupati Choudhury vide RSD NO- 1032,Dt-24/04/2003. Again Tirupati Choudhury has been executed a GPA vide NO-35,Dt-25/04/2023 in favour of Hi-Tech estate & Promoters Pvt.Ltd for sale the property to any intending purchasers. After that ,Rout education Trust has purchased the Area Area Ac 0.062 dec from west out of total Area Ac1.580dec from HI-Tech Estate & Promoters Pvt.Ltd represented by its Director Tirupati Choudhury vide Sale Deed document No 11121904458 dtd. 14/10/2019 registered in the office of Sub-Registrar, Jatani and after purchase the land Rout Education Trust mutated the land vide mutation case no 8975/2019, Mutation Khata No-384/2350,

Plot No- 430/4152, Ac 0.062 dec. and obtained Patta (ROR) in his favour. Thereafter, Rout Education Trust sold the property to 1)Valley Builders Pvt.Ltd. 2)KP Prime Assets Pvt. Ltd. vide RSD NO. 11122203479, Dtd. 10.06.2022 and the above purchasers have mutated the land in their favour vide Mutation case No. 6867/2022 and got ROR from Tahasildar, Jatani vide Khata No. 384/2485, Plot No. 430/4152, Area. 0.062 dec. and enjoy the property with all right, title, and interest etc. in peaceful possession over the same without any dispute and litigation. Both the recorded tenant 1)Valley Builders Pvt.Ltd. 2)KP Prime Assets Pvt. Ltd. have executed an Irrevocable GPA and a Joint Development Agreement vide Document No. 11122204366, dated 26.07.2022& Document No.11122204349, dated. 26.07.2022respectively in favour of Acreplex Realty Pvt.Ltd to construct a residential apartment project.

13. In 1962 settlement the recorded tenant Hal Khata No-55 plot no 426 is Kirtichandra Samantray and he has executed a GPA on favour of Tirupati Choudhury. In exercise the power conferred in GPA Tirupati Choudhury sold the property to HI-Tech Estate & Promoters (p) Ltd vide RSD NO- 19329, Dt-20/1/2-2008.Rout Education Trust has purchased the Area Ac0.675 dec from the west side of total Area Ac 2.088 dec corresponding to mutation khata No-384/1480, Plot No- 426/3487, from HI-Tech Estate & Promoters Pvt.Ltd represented by its Director Madhusudan Panigrahi vide Sale Deed document No 11121904457 dtd. 14/10/2019 registered in the office of Sub-Registrar, Jatani and after purchase the land Rout Education Trust mutated the land vide mutation case no - 8976/019 and obtained Patta (ROR) Mutation Khata No 384/2335, Mutation Plot No-426/3487, Area Ac 0.675dec in his favour. Thereafter, Rout Education

Trust sold the property to 1)Valley Builders Pvt.Ltd. 2)KP Prime Assets Pvt. Ltd. vide RSD NO. 11122203479, Dtd. 10.06.2022 and the above purchasers have mutated the land in their favour vide Mutation case No. 6866/2022 and got ROR from Tahasildar, Jatani vide Khata No. 384/2486, Plot No. 426/3487, Area. 0.675 dec and enjoy the property with all right, title, and interest etc. in peaceful possession over the same without any dispute and litigation. Both the recorded tenant 1)Valley Builders Pvt.Ltd. 2)KP Prime Assets Pvt. Ltd. have executed an Irrevocable GPA and a Joint Development Agreement vide Document No. 11122204366, dated 26.07.2022& Document No.11122204349, dated. 26.07.2022respectively in favour of Acreplex Realty Pvt. Ltd to construct a residential apartment.

14. In 1962 settlement the recorded tenant Hal Khata No-55, Hal Plot No-426, is Kirti Chandra Samantray He has sold the said property to Ramachandra Bhola. Ramachandra Bhola executed an RSD in Dt-05/01/1987 vide RSD NO-10 in favour of Soudamini Pattanaik, after that soudamini Pattanaik sold the property to Subash Chandra Bhura vide RSD No-908 on dated 24/02/1996. Rout Education Trust has purchased the property Area Ac 0.695 dec vide Sale Deed document No 1920 dtd. 28/12/1998 & deed No- 6576, Dated- 21/12/1999, Ac 0.359dec of the above khata and plot from Subhash Chandra Bhura and registered in the office of Sub-Registrar, Jatani and after purchase the land Rout Education Trust mutated the land vide mutation case no 5505/2021 and obtained Patta (ROR) of total Area Ac 1.054dec vide mutation Khata No-384/2326, Mutation Plot No-426/4139 in his favour. Thereafter, Rout Education Trust sold the property to 1)Valley Builders Pvt.Ltd. 2)KP Prime Assets Pvt. Ltd. vide RSD NO. 11122203479, Dtd. 10.06.2022 and the above purchasers have mutated the land in their favour vide Mutation case No. 6865/2022 and got ROR from Tahasildar, Jatani vide Khata No. 384/2487, Plot No. 426/4139, Area. 1.054 dec. and enjoy the property with all right, title, and interest etc. in peaceful possession over the same without any dispute and litigation. Both the recorded tenant 1)Valley Builders Pvt.Ltd. 2)KP Prime Assets Pvt. Ltd. have executed an Irrevocable GPA and a Joint Development Agreement vide Document No. 11122204366, dated 26.07.2022& Document No.11122204349, dated. 26.07.2022 respectively in favour of Acreplex Realty Pvt .Ltd to construct a residential

apartment.

15. In 1962 settlement the recorded tenant of Hal Khata No-55, Plot No- 426, is Kirti Chandra Samantray. On dated 07/05/1965 he has executed a sale deed in favour of Kusa Sethi vide RSD No-3641. After that Kusa Sethi sold the property vide RSD NO-5938 to Iswar Chandra Baid on dated 27/12/1996. Rout Education Trust has purchased the area Ac 0.066 dec from the said land from Iswar Chandra Baid vide Sale Deed No 1919 dtd. 28/12/1998 registered in the office of Sub-Registrar, Jatani and after purchase the land Rout Education Trust mutated the land vide mutation case no-3239/2022, and obtained Patta (ROR) (Mutation khata No-384/2458, Mutation plot no-426, Area Ac 0.066 dec) in his favour. Thereafter, Rout Education Trust sold the property to 1) Valley Builders Pvt.Ltd. 2) KP Prime Assets Pvt. Ltd. vide RSD NO. 11122203479, Dtd. 10.06.2022 and the above purchasers have mutated the land in their favour vide Mutation case No. 6868/2022 and got ROR from Tahasildar, Jatani vide Khata No. 384/2484, Plot No 426, Area 0.066 dec and enjoy the property with all right, title, and interest etc. in peaceful possession over the same without any dispute and litigation. Both the recorded tenant 1) Valley Builders Pvt.Ltd. 2) KP Prime Assets Pvt. Ltd. have executed an Irrevocable GPA and a Joint Development Agreement vide Document No. 11122204366, dated 26.07.2022 & Document No. 11122204349, dated. 26.07.2022 respectively in favour of Acreplex Realty Pvt .Ltd to construct a residential apartment.

16. In 1962 settlement the recorded tenant of Hal Khata No-55, Plot No- 426, is Kirti Chandra Samantray. Nirmala Dei mother of Kirtichandra Samantray executed a sale deed vide No-7788, Area Ac 0.446 decimal to Jadu Bhol Nad madhu Bhol on dated 26/10/1965. Madhu Bhol & Ramachandra Bhol who is S/o-Late Jadu Bhol has executed a sale deed in favour of Tarulata Mishra vide RSD No-1304, dt-21/07/1989, Tarulata Mishra muted (Vide- Mutation Case No-2187/92) the plot in her name and got ROR from Tahasildar, Jatani vide **Khata No-242/141, Plot No- 426/1203, Area Ac 0.342**. Thereafter Tarulata Mishra has executed a sale deed vide RSD No. 11122205359, dated 21.09.2022. In favour of 1) Sofia Firdus, Acreplex Realty Pvt.Ltd, Aura Commercial accordingly they have jointly muted in their name vide Mutation case

No-10854/2022 got ROR from the Tahasildar Jatni, vide Khata No. 384/2574, Plot No 426/1203, Area 0.342 dec. There after Sofia Firdous has executed a GPA and JDA in favour of Acreplex Realty Pvt. Ltd. vide Document No. 11122205474, dated 27.09.2022 & vide Document No. 11122205475 dated 27.09.2022. Similarly Auro commercial Pvt. Ltd. represented By its Director Ananda Kumar Jena executed a GPA & a JDA in favour of Acreplex Realty Pvt.Ltd. vide Document No. 11122205473 dated 27.09.2022 & vide Document No. 11122205472 dated 27.09.2022 to construct a residential apartment project.

TOTAL PROJECT LAND

Mauza-Uttar Mundamuhana , Tahasil- Jatani, P.S- Infovally, Dist-Khurda

1. Hal Khata No-6, Hal Plot No-419, **Mutation Khata No-384/2491**, Mutation Plot No- **419**, Area-Ac **0.400dec**, Kisama-Gharabadi, Status- Stitiban, Bounded By East-Plot No-415, West-Plot No-423 & 420, South-Plot No-414, North-Road.
2. Hal Khata No-55, Hal Plot No-437, **Mutation Khata No-384/2491, Mutation Plot No-437/1078** ,Ac **0.203** dec, Kisama-Gharabadi, Status- Stitiban Bounded By East-Plot No 428, West-Plot No-Part of Plot No-437, South-Plot No-436, North-Plot No-426
3. Hal Khata No-63, Hal Plot No-425, **Mutation Khata No-384/2491, Mutation Plot No-425**, Area **Ac 1.020 dec**, Kisama- Gharabadi, Status- Stitiban Bounded By East:-Plot No-422& 421, West:- Plot No- Plot No-441, South:-Plot No-426, North:-Plot No-424.
4. Hal Khata No-242/167, Hal Plot No-440/1323, **Mutation Khata No-384/2491, Mutation Plot No-440**, Area **Ac 0.830 dec**, Kisama-Gharabadi, Status- Stitiban, Bounded By East:- Plot No-441, West:-Plot No-447, South:-Plot No-426, North:- Plot No-442.

5. Hal Khata No-111, Hal Plot No-422, **Mutation Khata No-384/2491, Mutation Plot No-422, Area Ac 0.130 dec**, Kisama- Gharabadi, Status- Stitiban, Bounded By East- Plot No-423, West-Plot No-425, South-Plot No-421, North-Plot No-424.
6. Hal Khata No-10, Hal Plot No-423, **Mutation Khata No-384/2490, Mutation Plot No-423/2294, Area Ac 0.341 dec**, Bounded By East-Plot no-419 West-Plot No-422, South-Plot No-420 & 421, North-Road.
7. Hal Khata No-18, Hal Plot No-421, **Mutation Khata No-384/2497, Mutation Plot No-421, Area Ac 0.205 dec**, Kisama- Gharabadi, Status- Stitiban Bounded By East-Plot No-414, West-Plot No-422, South-Plot No-424, North-Plot No-420
8. Hal Khata No-55, Hal Plot No-420, **Mutation Khata No-384/2489, Mutation Plot No-420, Area Ac 0.300 dec**, Kisama- Gharabadi, Status- Stitiban, Bounded By East- Plot No-419, 428 West- Plot No-421, South- Plot No-426 & 427, North-423 & 419
9. Hal Khata No-55, Hal Plot No-414, **Mutation Khata No-384/2489, Mutation Plot No-414, Area Ac 0.104 dec**, Kisama- Gharabadi, Status- Stitiban, Bounded By East:- Plot No-413 West:- Plot No-428, South:-Plot No-428, North:-Plot No-419.
10. Hal Khata No-90, Hal Plot No-441, corresponding to **Mutation Khata No-384/2488, Mutation Plot No-441, Area Ac 0.385 dec**, Kisama- Gharabadi, Status- Stitiban, Bounded By East:- Plot No-425, West:- Plot No-440, South:-Plot No-426, North:- Plot No-442.
11. Hal Khata No-55, Hal Plot No-426, corresponding to **Mutation**

Khata No-384/2485,Mutation Plot No-426/4153, Area Ac 0.024 dec , Kisama-Gharabadi, Status- Stitiban ,Bounded By East:-Plot No-427 West:- Plot No- Part Plot Of 426 ,South:- Plot No-437,North:- Plot No-425

12. Hal Khata No-55,Hal Plot No-430,Corresponding to **Mutation Khata No-384/2485,Mutation Plot No-430/4152,AreaAc 0.062 dec** , Kisama-Gharabadi, Status- Stitiban Bounded By East:- Plot No-412, West:-Plot No-431,South:- Part of 430 plot,North:- Plot No - 427

13. Hal Khata No-384/1480,Hal Plot No-426/3487,corresponding to **Mutation Khata No-384/2486 ,Mutation Plot No-426/3487,AreaAc 0.675 dec** , Kisama-Gharabadi, Status- Stitiban Bounded By East:- Plot No-427, West:- Plot No- Plot No-439,South:- PlotNo-437,North:- Plot No- 425

14. Hal Khata No-55, Hal Plot No-426, corresponding to Mutation Khata No-**384/2487**, Mutation Plot No- **426/4139**, Area **Ac1.054 dec** ,Kisama-Gharabadi, Status- Stitiban, Bounded By East:- Plot No-427, West:- Plot No- Plot No-439,South:- PlotNo-437,North:- Plot No- 425

15. Mutation Khata No-55,Hal Plot No-426,corresponding to **Mutation Khata No-384/2484,Mutation Plot No-426,Area Ac 0.066 dec** , Kisama -Gharabadi, Status- Stitiban ,Bounded By East:- Plot No-427, West:- Plot No- Plot No-439, South:- PlotNo-437,North:- Plot No- 425.

16. Mutation Khata **No-384/2574**, Plot No-**426/1203**,Area-Ac0.342 dec Kisama -Gharabadi, Status- Stitiban, Bounded By East:- Plot No-437, West:- Plot No-426(p),South:- Plot No-RoadNorth:- Plot No- 426

Total **10(Ten)** Numbers of Khata, **16** (Sixteen) numbers of Vacant Plots, Area **Ac 6.141 dec** (Six acre one four one decimal)

2) Details of Searches and Investigation and findings:-

After scrutiny of the documents as mentioned in the Schedule -III and searches of various records, viz., Revenue records and records available in the Concern S.R.O, findings are given below.

Sl. No.	Particulars	Views/Comments/Opinion of the advocate
1.	The Land Owner acquired Title over the Property.	The Land Owners acquired Title over the Property by way of Purchase.
2.	The nature of Title of the Present Owner i.e. Tenancy Right, full ownership, occupancy right, possessory right, minor's right or any other type of right clarify.	Full Ownership by General Power of attorney and purchase.
3.	Owner is Company,LLP, Partnership firm, Trust, Temple, Wakf or other Legal Person,Individual	i. The Owners Valley Builders Private Limited, KP Prime Assets Private Limited, Sofia Firdous, Auro Commercial Private Limited and Acreplex Realty Pvt.Ltd. are Company/Individual. ii. The above Owners are represented through the Attorney holder METRO ACRERISE PROMOTERS PRIVATE LIMITED (previously known as ACREPLEX REALTY PVT. LTD.)
4.	Details of ROC Search with respect to Charge on Company's land.	N.A.
5.	In case of Inherited property, whether the Family genealogy ascertained and flow of Title considered in the light of such genealogy bearing in mind the provisions of succession laws applicable to the Parties. The genealogy must be sworn to by means of an affidavit by the Party/Parties.	Yes
6.	Whether Property belongs to HUF? If yes, then whether major co-parceners have no objections/join in execution, minor's share if any, Rights of female members etc., & effect thereof on the mortgage.	No, Property/ies belongs to Individul/Company
7.	In case of devolution of property by a Will, whether the Will has been probated or Letters of Administration is obtained?	N.A.
8.	In case of Purchase through Sale deed: Whether the Seller is /was competent to sell?	Yes, the sellers are competent to sell the property by executing a Regd. Sale deeds.
9.	Whether all the previous deeds & link documents till in the name of Present landowner is available?	Yes, documents as per Schedule (III),
10.	Whether the Land Owner executed Regd. Power of	Yes, the Land Owners Valley

	Attorney in favour of the Developer for Construction of Multistoried Residential Apartment?	Builders Private Limited, KP Prime Assets Private Limited, Sofia Firdous, Auro Commercial Private Limited executed Regd. General Power of Attorney vide Document No. 11122204366 dt. 26.07.2022 ,Document No. 11122205474 dt. 27.09.2022 & Document No. 11122205473 dt. 27.09.2022 before the Sub-Registrar of Jatani, Tahasil – Jatani, P.S. – Jatani, P.S. No.69, Mauza – Uttarmundamuhan, Dist – Khurda in favour of Acreplex Realty Pvt.Ltd.
11	Whether the Land Owner/s executed Development Agreement in favour of the Developer for Construction of Multistoried Residential Apartment?	Yes, the Landowners Valley Builders Private Limited, KP Prime Assets Private Limited, Sofia Firdous & Auro Commercial Private Limited executed Regd. Development Agreement vide Document No. 11122204349 dt. 26.07.2022 & Document No. 11122205475 dt. 27.09.2022 & Document No. 11122205472 dt. 27.09.2022 before the Sub-Registrar of Jatani, Tahasil – Jatani, P.S. – Jatani, P.S. No.69, Mauza – Uttarmundamuhan, Dist – Khurda in favour of Acreplex Realty Pvt.Ltd
12.	If the property is acquired from Govt./Local Authorities, whether the conveyance deeds are verified with Government records as to its genuineness and whether executed by Competent Authority?	N.A.
13	Whether minor's interest is involved in the property? if yes, Precautions/Permission to be taken to make mortgage perfect/Date of Court permission for mortgage, if permission is already taken (Please provide certified copy of the order also)	No such Minor's Interest is involved.
14	Whether search is made in the registers and the records maintained in the office of revenue authorities.	I have visited the office of Sub Registrar's Office Jatani & verified the all regd. Link deeds, Sale deeds, as well as E.C of property/ies.
15	Whether property is demarcated and site plane available, can it be identified from the Schedule of the Title Documents.	Yes, property/ies are demarcated and site plane available, it can be identified from the Schedule of the Title Documents.

16.	Whether any acquisition proceedings is in progress in the area or proposed to initiate Whether the same will affect the mortgage or transfer of title of units in favour of prospective buyers.	Apparently No such acquisition proceedings against the property/ies.
17.	Whether property is mutated in the name of present Land owners /Transferor	Yes Mutations are completed in the name of the Recorded tenants.
18.	With revenue authority	The Revenue rent has been paid upto the financial year 23-24
19.	Period upto which you have verified all the current & previous deeds, chain documents, revenue records, Khasra, Nakal /Khatoni (at least for the 13 years in case of all original title chain is available or 30 years in case of any previous owners? Whether same is found correct and title from person to person have been legally transferred till present owners?	i. I have visited the office of S.R.O. Jatani for inspection of title deeds / land records that the E.C. of property/ies:- ii. EC from 01.01.1995 to 31.12.2008, 01.01.2009 to 21.04.2022 & 20.04.2022 to 09.06.2022 (29 years) vide EC No:- a. EC Certificate No. EC1122022005639 b. EC Certificate No. EC1122022005686 c. EC Certificate No. EC1122022008491 <i>However, Upto date E.C of properties require for project approval before the concerned Authority/ies as well as selling of residential Units to the prospective purchaser/s.</i>
20.	Whether any defect is found in the same?	No. such defect found with the documents
21.	Whether the chain of title deeds is original, complete and genuine?	The chain of title deeds as per the documents mentioned in Schedule (III).
22.	Whether title deed contains any restrictive clause in respect of the free transfer.	No such restrictive clause in respect of the free transfer.
23.	Have the provisions of the Indian Registration Act and the Indian Stamps Act been complied with in the transactions?	Yes, a proper stamp and registration fee is/are paid against the aforesaid property/ies.
24.	Whether Ownership in the name of present land owner is legal, clear, marketable and free from all encumbrances?	Yes

25.	If the property is a superstructure like buildings house, flat, factory shed etc. a) whether it is located /proposed to be located in an approved Layout? b) Whether the building is constructed / Proposed to be constructed as per the Plan approved by the Competent authorities (Corporation, Municipal Council, cantonment Board etc.) c) Whether the Plan is approved subject to any condition if so what are the conditions and whether the conditions have been complied with?	Apartment Building (Residential), Yes. Yes, Bhubaneswar Development Authority approved the Building (Residential), vide No. Sujog File No-BP-BDA-2023-07-01-018744
26.	Whether provisions of Urban Land Ceiling Act applicable/ULC clearance /Permission obtained (Please mention NO & date of permission) or any restriction in transfer of title by the present Landowner?	Not applicable
27.	Whether all the legal requirements / permission, under various act/laws viz. local laws, Municipal laws, Colonization Act, Town & Country Planning Act, Apartment ownership Act, land laws, Laws applicable for development of land & Construction of building, Building Regulations, Development Control Regulations, in order to develop the project land?	Yes, all laws are applicable.
28.	Whether RERA Act, 2016 (Real Estate Regulation & Development) is Applicable?	RERA Act, 2016 (Real Estate Regulation & Development) is Applicable.
29.	Whether permission for conversion of lands from agricultural use to residential use is obtained as per local state law?	The Kissam of landed property/ies is/are Gharabari
30.	Whether from the documents produced, there exists any pending litigation with respect to the property offered as security. If yes, please furnish details.	Apparently No such litigation with respect to the property/ies offered as security.

CONCLUSION & OPINION:

Accordingly, the chain of title is complete and legally passed from person to person and accordingly thereby said LANDOWNERS, *comprising of* – **(Valley Builders Private Limited , KP Prime Assets Private Limited, Sofia Firdous, Auro Commercial Private Limited and Acreplex Realty Pvt.Ltd** its/his/her GPA holder **METRO ACRERISE PROMOTERS PVT. LTD (previously known as ACREPLEX REALTY PVT. LTD.)** a company duly incorporated under the Companies Act, 2013 having its Registered office At. A/295,AT/PO/PS-Sahid Nagar,Bhubaneswar-751007, represented by its Designated Director Shri Sashikant Barik, S/o- Suryakanta Barik, aged about 38 years, **Caste** - Khandayat, **by**

profession – Businessman, **PAN No.** ANRPB1793M, **Aadhar No.** 349566012021, has the valid marketable title over the said property/ies.

CERTIFICATE OF TITLE

I Rasmita Manjari Tripathy ,advocate certify that:-

Valley Builders Private Limited , KP Prime Assets Private Limited, Sofia Firdous, Auro Commercial Private Limited and Acreplex Realty Pvt.Ltd its/his/her GPA holder **METRO ACRERISE PROMOTERS PVT. LTD (previously known as ACREPLEX REALTY PVT. LTD** a company duly incorporated under the Companies Act, 2013 having its Registered office At. A/295,AT/PO/PS-Sahid Nagar,Bhubaneswar-751007, represented by its Designated Director Shri Sashikant Barik, S/o- Suryakanta Barik, aged about 38 years, **Caste - Khandayat, by profession** – Businessman, **PAN No.** ANRPB1793M, **Aadhar No.** 349566012021, derived legal, valid marketable title over the said property concerned being original and not duplicate or fake. The Recorded tenant and the Attorney are protected as per law of land and no such discrepancies and breaking of chain of title found from the genesis. I hereby certify that actual search was conducted on the date as mentioned herein the report with respect to the land/revenue records and I do not find anything adverse.

I further certified that:-

The land in question presently is/are not a species of lease hold land of Government and the land had not been acquired by the original owner from the Government during a period of 10 years.

It is certified that the land is/are not a ceiling surplus land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976 which stands repealed or Orissa Land Reforms Act, 1965.

It is further certified that the land in question is/are not within the purview of consolidation proceeding undertaken under the Orissa Consolidation of Holdings and Prevention of Fragmentation of Land Act, 1972.

It is further certified that, the land in question is/are not species of public Endowment property, within the meaning of Orissa Hindu Religious Endowment Act 1951.

I hereby certify that actual search was conducted on the date as mentioned herein the report with respect to the land/revenue records and I do not find anything adverse.

This legal opinion has been given without any interest direct or indirect after verifying all the necessary relevant papers, which are returned back duly authenticated. Further action at your end.

Place: Bhubaneswar
Date: 22/01/2024


R.M. Tripathy
ADVOCATE 22/01/2024
Signature of the Advocate
(Rasmita Manjari Tripathy)
Enrl.No-0-1139/30.06.1996