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Date: 20/09/2021

Title Search Report of the Property for Consolidation 2nd Land
Register Khata No.313, Plot No. 552, Hal Settlement Khata No:
117, Plot No: 270(P) of area Ac1.66 dec situated in Mouza: -
Sipasurubuli.

1. Description of the Property:

Dist.-Puri, PS: Puri Sadar, P.S No.78

Mouza: - Sipasurubuli, Tahsil-Puri Sadar

Consolidation 2nd Land Register Khata No.313,

Plot No. 552 of area Ac1.66 dec,

Corresponding to Khata No.117, Plot No.270(P) area Ac1.66 dec
out of Ac2.00 dec out of Ac.17.45 dec., Kisam-Garabari

Bounded by:

E- Plot No.404

W- Surya Narayan Pattanaik

N- Plot No.284 (Road)

S- Munnalal Kannodia

2. List of all the original Title Deeds including antecedent Title Deeds
and other relevant documents are available.

- I. Xerox Copy of Hal 1977 Settlement Khata No.117, Plot No.270 of Mouza: - Sipasirubuli, Area Ac17.45 dec stands in the name of Laxmi Dei.
- II. Xerox copy of R.S.D No.4109 dt.16.09.1981 executed by Laxmi Dei in favour of Surjyanarayan Pattanaik and Anant Tripathy in respect of Khata No: 117 Plot No: 270 of Mouza: - Sipasirubuli, Area Ac17.45 dec
- III. Xerox copy of R.S.D No.2600 dt.26.06.1984 executed by Surjyanarayan Pattanaik in favour of Ramachandra Brahmachari in respect of Khata No: 117 Plot No: 270 of Mouza: - Sipasirubuli, Area Ac2.00 dec out of Ac17.45 dec.


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- IV. Xerox copy of Legal heir certificate of deceased Ramachandra Brahmachari.
- V. Xerox copy of Regd. GPA No: 536 Dtd: 29.09.2004 executed by Smt. Suchitra Das (The legal heir of late Ramachandra Brahmachari) in favor of Sri Premananda Swain.
- VI. Xerox Copy of R.S.D No.1481011655 dtd.08.04.2009 executed by Smt. Suchitra Das (the legal heir of late Ramachandra Brahmachari) through GPA holder Sri Premananda Swain in favour of Manas Kumar Jena in respect of Khata No: 117 Plot No: 270 Area: Ac1.66 dec out of Ac2.00.
- VII. Xerox copy of Consolidation 2nd Land Register Khata No.313, Plot No. 552 of area Ac1.66 dec, under Mouza Sipasirubuli in the name of Manas Kumar Jena under sthitiban status with Kisam: Bagayat-III.
- VIII. The order dt.24.10.2019 of Authorized Officer-cum-Asst. Consolidation Officer, Puri in OLR 8(A) Case No.1/2019 to deposit the conversion fees for using the agricultural land for non-agricultural purpose.
- IX. Xerox copy of Consolidation 2nd Land Register Khata No.313, Plot No. 552 of area Ac1.66 dec, under Mouza Sipasirubuli in the name of Manas Kumar Jena under sthitiban status with Kisam: Gharabari
- X. Xerox copy of NOC issued by Sub-Collector, cum-Consolidation Officer, Puri to Secretary cum Planning Member, PKDA, Puri vide Memo No.809 DT.15.09.2016
- XI. Xerox copy of NOC by Temple Administration Sri Jagannath, Puri in favour of Manas Kumar Jena vide Letter No.16953 dt.26.09.2016


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- XII. Xerox copy of E.C covering the period from dt.01.01.2008 to dt.24.11.2020 vide E.C Application No.1482020008070 dt.24.11.2020
- XIII. Xerox copy of Notarized Development Agreement on dt. 24.03.2018 executed between Manas Kumar Jena and M/S. EVOS BUILDCON Pvt. Ltd. represented through its Managing Director Sri Kalinga Keshari Rath.
- XIV. Xerox copy of Registered irrevocable General Power of Attorney bearing No.11481801639 dt.24.03.2018 executed by Manas Kumar Jena in favour of M/S EVOS BUILDCON Pvt. Ltd. represented through its Managing Director Sri Kalinga Keshari Rath.
- XV. Xerox copy of Notarized Development Agreement on dt.25.11.2020 executed between Manas Kumar Jena and M/S EVOS BUILDCON Pvt. Ltd. represented through its Managing Director Sri Kalinga Keshari Rath.
- XVI. Xerox copy of Registered irrevocable General Power of Attorney bearing No. 11482004678 dt.25.11.2020 executed by Manas Kumar Jena in favour of M/S EVOS BUILDCON Pvt. Ltd. represented through its Managing Director Sri Kalinga Keshari Rath in respect of Consolidation 2nd Land Register Khata No.313, Plot No. 552 of area Ac1.002 dec out of Ac.1.66dec.


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3. Tracing of chain of Title in favour of the owner starting from the earliest document available. The nature of document / Deed conveying the title should be mentioned with description of parties along with the type of right it creates.

On perusal of the documents in respect of the property sought to be mortgaged reveal that the property for Consolidation 2nd Land Register Khata No.313, Plot No. 552 of area Ac1.66 dec, under Mouza

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Sipasirubuli stands recorded in the name of Manas Kumar Jena under sthitiban status.

It is pertinent to mention here that Consolidation 2nd Land Register Khata No.313, Plot No. 552 of area Ac1.66 dec, under Mouza Sipasirubuli corresponds to 1977-78 Settlement Khata No.117, Plot No.270 area Ac1.66 dec out of Ac2.00 dec which also corresponds to Sabik Khata No.58, Sabik Plot No.86(P).

- I. That originally the property for **Khata No.117, Plot No.270 of an area Ac17.45 dec** of Mouza Sipasirubuli was recorded in the name of one **Laxmi Dei** in the record of right finally published by the Settlement Authorities under sthitiban status. Thereafter Laxmi Dei sold the said property for **Khatiyani No.117, Plot No.270 of area Ac2.00 dec** of Mouza Sipasirubuli to Surjyanarayan Pattanaik and Anant Tripathy under R.S.D No.4109 dt.16.09.1981.
- II. That the recitals of R.S.D No.2600 dt.26.06.1984 reveals that Surjyanarayan Pattanaik and Anant Tripathy mutually and amicably partitioned the property between themselves and the aforesaid property falls in the share of Surjyanarayan Pattanaik and thereafter he sold the aforesaid property to Ramachandra Brahmachari under R.S.D No.2600 dt.26.06.1984.
- III. That in the meanwhile Ramachandra Brahmachari died leaving behind his wife Suchitra Das as his only legal heir and the legal heir certificate of deceased Ramachandra Brahmachari issued by Tahasildar, Salipur also corroborates that Suchitra Das is the only legal heir of deceased Ramachandra Brahmachari.
- IV. That Suchitra Das being the successor-in interest of the property of deceased Ramachandra Brahmachari executed a registered power of attorney No.536 dt.29.09.2004 in favour of one Premananda Swain to do all such things/deeds in her name and on her behalf.

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- V. Thereafter Suchitra Das represented through her registered power of attorney No.536 dt.29.09.2004 holder Sri Premananda Swain sold an area Ac1.66 dec out of total Area Ac2.00 dec from Plot No. 270 in Khata No.117 under Mouza Sipasirubuli to Manas Kumar Jena under R.S.D No.1481011655 dt.08.04.2009.
- VI. That Mans Kumar Jena applied for conversion of the land to homestead vide OLR Case No.1/2019 before the Authorized Officer-cum- Asst. Consolidation Officer, Puri and accordingly as per the order dt.24.10.2019 of Authorized Officer-cum- Asst. Consolidation Officer, Puri he deposited the conversion fees for using the agricultural land for non-agricultural purpose.
- VII. That, during the consolidation operation held in the Mouza- Sipasirubuli the Consolidation 2nd schedule Land Register Khata No.313 Plot No. 552 of area Ac1.66 dec with kisam as homestead under Mouza Sipasirubuli was prepared in the name of Manas Kumar Jena.
- VIII. That E.C covering the period from dt.01.01.2008 to dt.24.11.2020 vide E.C No.1482020008070 dt.24.11.2020 issued by the Sub Registrar, Puri reveals that the properties are free from all encumbrances.
- IX. That, the copy of NOC issued by Sub-Collector, cum- Consolidation Officer, Puri to Secretary cum Planning Member, PKDA, Puri vide MEMO No.809 DT.15.09.2016 reveals that the land was neither belongs to Lord Jagannath nor a Lease land.
- X. That, Temple Administration Sri Jagannath, Puri also issued NOC in favour of Manas Kumar Jena vide Letter No.16953 dt.26.09.2016 stating that the aforesaid property does not belong to Shri Jagannath Mahaprabhu Bije-Puri.


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- XI. That the flow of title clearly suggests that Manas Kumar Jena has absolute, clear and marketable title in respect of their individual properties mentioned herein.
- XII. That, Manas Kumar Jena entered into a Notarized development agreement on dt.24.03.2018 with M/S. EVOS BUILDCON Pvt. Ltd. represented through its Managing Director Sri Kalinga Keshari Rath for sale/construction of residential Apartment (B+S+7) named and styled as SEA ROSES ALONG WITH INDIVIDUAL Duplex AND Simplex with owner's share 26% and developer's share 74% of the saleable construction area as per the approved plan in respect of property of an area Ac1.002 dec from Plot No.552 in Khata no.313 under Mauza Sipasurubuli and as such in consonance with the Development Agreement executed on dt.24.03.2018, Manas Kumar Jena conferred registered irrevocable General Power of Attorney bearing No.11481801639 dt.24.03.2018 in favor of M/S EVOS BUILDCON Pvt. Ltd. Represented through its Managing Director Sri Kalinga Keshari Rath nominating appointing him to do all such things, deeds in his name and on his behalf as per the terms and conditions as stipulated in the said deed in respect of property of an area Ac1.002 dec from Plot No.552 in Khata No.313 under Mauza: Sipasurubuli.

The above opinion, according to me, is sufficient to meet the queries. As you know opinion is rendered on the available materials with reference to the relevant provisions of laws and it's all tentative subject to a test of final adjudication.

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Dt: 20/04/2021

Kalinga Keshari Rath
Managing Director
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