

SAROJ RANJAN SUBUDHI

Advocate
Orissa High Court, Cuttack

Res.: Plot No. F/819,
Sec.-6, C.D.A., Cuttack.

Mob. : 9437183705

TITLE SEARCH REPORT

To,

The Chairman
Odisha Real Estate Regulatory Authority
Bhubaneswar, Dist: Khurda.

Detail verification of the documents of schedule property recorded infavour of M/s M.M. Engineers & Consultants, Upendranath Sutar, At; 2nd Floor, Sumitra Plaza, Ps: Badambadi, Town/Dist: Cuttack.

1. That one Dhabaleswar Rout, S/o; Late Binod Rout of Vill/Po; Aiginia, Ps: Khandagiri, Dist; Puri, sold at piece of land at mouza; Patrapada, Sabik Khata No. 82 , Plot no. 63 Corresponding to Hal Plot No. 308, Kissam: Sarada, Tini /3, Area Ac0.256 decs. out of Ac0.812 decs. to Smt. Hemalata Sethi, W/o: Gajendra Prasad Sethi of Vill: Naugorada, Po: Ugratara, Ps: chandbali, Dist: Balasore vide Regd. Sale Deed No. 3744, dtd. 25.04.1986 before the DSR Khorda, Bhubaneswar.
2. That smt. Hemlata Sethi obtained ROR in her favour bearing khata no. 703/395 from the Tahasildar, Bhubaneswar vide muatation case no. 8286/93 of the schedule property and had obtained rent receipts.
3. That Smt. Hemlata Sethi died on ----- leaving behind her sons as her legal heirs and successors - in interest to inherit the schedule property by way of succession. The successors have also obtained the legal heir

certificate issued by the Tahasildar, Bhubaneswar passed in misc case No. 4151 of 2007.

4. That Sri Bishnu Mohan Sethi , Rabindra Kumar Sethi, Ashok Kumar Sethi and Aurobinda Kumar Sethi on 27.01.01.2007 had executed one Deed of Relinquishment vide No. 790 infavour of their brother Sri Aurn Kumar Sethi of the schedule property before the District Sub- Registrar, Khurda (Bhubaneswar).
5. That Sri Arun Kumar Sethi on the strength of the Deed of Relinquishment mutated the schedule property in his favour and converted it to homestead status vide OLR U/s 8 (A) case no. 14430 of 2010 and correction of ROR was made by the Tahasildar, Bhubaneswar. Since then Arun Kumar Sethi was obtaining the Rent Receipts till date.
6. That Sri Arun Kumar Sethi intended to sell the schedule property to the general caste to meet his financial constraint and other legal necessities, he obtained necessary permission u/s 22 (1) (b) & (4) of the OLR Act 1960 vide DR no. 283 (2) dtd. 21.03.2018 issued by the Revenue officer & Sub- Collector. Bhubaneswar in Revenue Misc Case no. 171 of 2015.
7. That on verification of the Encumbrance certificate of the schedule property from 01.01.1995 to 16.04.2018 it is found that there is no agreement of sale mortgage and also litigation. The property is free from all sorts of encumbrances.

8. That Sri Arun Kumar Sethi on 23.04.2018 executed a Regd. Sale Deed infavour of m/s M.M. Engineers & Consultants, represented by its partner, Sri Upendra Nath Sutar of 2nd floor, Sumitra Plaza, Ps: Badambadi, Town/Dist: Cuttack vide Regd. Sale Deed No. 1131803770 after receiving the consideration amount towards sell before the Dist: Sub- Registrar, Khurda Bhubaneswar.
9. That the schedule property mutated and ROR was published infavour of M/s M.M. Engineers & Consultants Upendra Nath Sutar, S/o: Indramani Sutar, 2nd floor Sumitra Plaza, Ps: Badambadi, Dist: Cuttack as khata no. 703/3189, Plot no. 308/2142, Area Ac0.256 Decs. of Kissam : Gharabari , mouza: Patrapada, Tahasil: Bhubaneswar , Tahasil No. 170, Dist: Khurda.

SCHEDULE OF PROPERTY (CHRONOLOGICALLY)

- i. Mouza: Patrapada, Thana : Bhubaneswar, Dist: Puri
Sabik: Khata no. 82, Hal Khata no. 256
Sabik Plot No. 63 , Hal Plot No. 308
Area Ac0.812 decs. Area Ac0.256 dec
Kissam : Sarda - 3
- ii. Mouza: Patrapada, Tahasil : Bhubaneswar , Dist: Khurda
Khata No. 703/395, Plot No. 308/2142, Area Ac0.256 Kissam : Sarad-3

iii. Mouza: Patrapada, Tahasil: Bhubaneswar , Dist:
Khurda

Khata no. 703/2201, Plot No. 308/2142, Area
Ac0.0256 dec Kissam : Gharabari.

iv. Mouza: Patrapada, Tahasil: Bhubaneswar , Dist:
Khurda

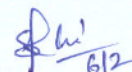
Khata No. 703/3189, Plot no. 308/2142, Area
Ac0.256 dec Kissam Gharabari

OPINION:

That after verification of the documents of the schedule property I am at the opinion that M/s M.M. Engineer & consultants, represented by its partner, Sri Upendranath Sutar, S/o: Indramani Sutar, 2nd floor Sumitra Plazar, Badambadi, Cuttack is the absolute owner having right, title and interest over the property . The schedule property is free from liabilities litigations and all sorts of encumbrances.

Cuttack

Date: 6.2.2019


Advocate

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