



Ref: PR/ TCR/ADV/01/2020-2021

TITLE SEARCH REPORT

To,

CITY TRADE ARCADE PVT. LTD.

Regd. office At. Metro Riverview Complex,
Sunshine field (East), Ring Road,
P.O. Telenga Bazar, P.S. Purighat,
Dist. Cuttack-753002, Odisha,
Represented by its

Director, Sofia Firdous.

1. Name of the Owner/s/Title holder/s: CITY TRADE ARCADE PVT. LTD. a Company incorporated under Companies Act 1956, having its Regd. office At. Metro Riverview Complex, Sunshine field (East), Ring Road, Cuttack, P.O. Telenga Bazar, P.S. Purighat, Dist. Cuttack-753002, Odisha, CIN No.U45209OR1999PTC005880, PAN No.AABCC2628N represented by its **Director, Firdousia Bano**, aged about 54 years, W/o. Mohammed Moquim, by Caste: Muslim, by Profession: Business, PAN No.ACGPB1074K, AADHAAR No.2701 3641 1076, resident at Saidani Bagicha, P.O. Tulsipur, P.S. Lalbag, Town/Dist. Cuttack-753008, Odisha.

2. Constitution of the Owner: At Cuttack.

3. COMPLETE DESCRIPTION OF THE PROPERTY:

MOUZA/VILLAGE: Naharakanta, P.S.: New Capital, P.S. No. 27,
TAHASIL: Bhubaneswar, **TAHASIL** No. 283, **D.S.R.O.** Khurda at
Bhubaneswar, DIST: Khurda.

Sl.No.	KHATA	PLOT	AREA	STATUS	KISSAM
i	609/1834 Corsp. to Mutation Khata No. 609 /828, again Corsp. to Sabik Khata No.403	1544/2751/4512 Corsp. to Mutation Plot No.1544/2751(P), again Corsp. to Sabik Plot No. 1544	A0.099dec.	Sthitiban	Gharabari





ii	609/2632 Corsp. to Mutation Khata No. 609 /571, again Corsp. to Sabik Khata No.572,	1 542/2369 Corsp. to Mutation Plot No.1542/2369(P), again Corsp. to Sabik Plot No. 1542	A0.191dec.	Sthitiban	Gharabari
iii	609/2634 Corsp. to Mutation Khata No. 609 / 824, again Corsp. to Sabik Khata No.392	1543 Corsp. to Mutation Plot No.1543(P), again Corsp. to Settlement Plot No.1543.	A0.008dec.	Sthitiban	Gharabari

Total Three Nos. of Khatas, Three Nos. of Plots, total Area Ac.0.298dec.(As per possession)

BOUNDARY

N. Sub-Plot No.2,3,4,6,**S.** 60fts. wide Road,

E. 40fts. wide Road,**W.**25fts. wide Road.

4. WHETHER THE PROPERTY/IES HAS/HAVE BEEN MUTATED IN THE NAME/S OF THE PERSON/S OFFERING THE MORTGAGE AND WHETHER THERE IS ANY DISCREPANCY IN THE MUTATION DETAILS AND TITLE DEED.

Yes, the mutation of above property/ies have been done in favour of **CITY TRADE ARCADE PVT. LTD.** a Company incorporated under Companies Act 1956, having its Regd. office At. Metro Riverview Complex, Sunshine field (East), Ring Road, Cuttack, P.O. Telenga Bazar, P.S. Purighat, Dist. Cuttack-753002, Odisha, CIN No.U45209OR1999 PTC005880, PAN No.AABCC2628N represented by its **Director, Firdousia Bano.**

Sl.No.	KHATA	PLOT	AREA	STATUS	KISSAM
i	609/1834	1544/2751/4512	A0.099dec.	Sthitiban	Gharabari
ii	609/2632	1 542/2369	A0.191dec.	Sthitiban	Gharabari
iii	609/2634	1543	A0.008dec.	Sthitiban	Gharabari



**5. DOCUMENTS SCRUTINIZED:****COMPLETE DESCRIPTION OF LAND DOCUMENTS:**

Sl No.	NATURE OF DOCUMENT	DOC. No.	Doc. DATED	PARTIES TO DOCUMENT
1	ROR (Settlement)	572	23.11.1973	Subhas Chandra Nayak & others
2.	ROR (Settlement)	392	23.11.1973	Binod Nayak & others
3.	ROR (Settlement)	403	23.11.1973	Bipra Charan Nayak & others
4.	ROR (Mutation)	609/571		Falcon Real Estate Pvt. Ltd.
5.	ROR (Settlement)	609/824		Falcon Real Estate Pvt. Ltd.
6.	ROR (Settlement)	609/ 828		Falcon Real Estate Pvt. Ltd.
7.	ROR (Mutation)	609/1834		City Trade Arcade Pvt. Ltd.
8.	ROR (Settlement)	609/2632		City Trade Arcade Pvt. Ltd.
9.	ROR (Settlement)	609/ 2634		City Trade Arcade Pvt. Ltd.
10.	RSD	ID. No. 1081314515 Doc No. 11081314241	09.10.2013	Vendor: Falcon Real Estate Pvt. Ltd.(Represented by Attorney Metro Builders (Orissa) Pvt. Ltd.) Vendee: Firdousia Bano
11.	Regd. Deed of Rectification	ID. No. 1082010941 Doc No. 11082010499	11.12.2020	Vendor: Falcon Real Estate Pvt. Ltd.(Represented by Attorney Metro Builders (Orissa) Pvt. Ltd.) Vendee: City Trade Arcade Pvt. Ltd.
12.	Rev. rent receipt	(i) 2020-21 20 0 2017800086 (ii) 2020-21 2 002017800086	07.01.2021 07.01.2021	Firdousia Bano
13.	E.C of property	23099 1082020020805 1082020025498 1082021001194 1082021005753	18.11.2020 10.11.2020 24.12.2020 12.01.2021 18.02.2021	Firdousia Bano Firdousia Bano City Trade Arcade Pvt. Ltd. City Trade Arcade Pvt. Ltd. City Trade Arcade Pvt. Ltd.





14.	Approved building Lay-out Plan of BMC	Letter No.11569 File No. MBP-BMC-02-1222 / 2018	17.02.2021	City Trade Arcade Pvt. Ltd.
15.	Regd. G.P.A.	ID. No. 1081030277 Doc. No. 11081029336	16.12.2010	Executant: Falcon Real Estate Pvt. Ltd. Attorney: Metro Builders (Orissa) Pvt. Ltd.

6. WHETHER ADVOCATE TO MENTION WHETHER DOCUMENTS ARE DULY STAMPED AND REGISTERED AND WHETHER ORIGINAL HAVE BEEN VERIFIED AND WHETHER FOUND TO BE IN ORDER. :

That the document/s so produce for scrutinizes are in original and it appears that the document/s has/have been duly stamped and accepted by the respective land Owner **City Trade Arcade Pvt. Ltd.**

7. The chains of title deeds have been derived by Regd. Sale Deeds, regd. Deed of Rectification & ROR (Mutation).

8. NARRATION ON FLOW OF TITLE INCLUDING DOCUMENT DETAILS IN CHRONOLOGICAL ORDER: IF TITLE IS DERIVED THROUGH PARTITION DEED / WILL /GIFT/COURT ORDER/OUT OF LARGER EXTENT OF LAND, I.E. EARLIER TITLE DEEDS ARE IN THE CUSTODY OF THE ORIGINAL HOLDER OF LARGE PORTION OF LAND TO BE HIGHLIGHTED AS PER GUIDELINES.

As requested, I have carefully perused and scrutinized all the documents mentioned in item No.5. The exercise has been under taken primarily with the dominant object of finding out as to whether the present land Owner/s has/have clear and marketable title in respect of piece and parcel of project land/s in question owned by the present recorded tenant/s or title holder/s is legally competent to construct the multi-stored building over the project land comprising independent flat / Unit with provision for common areas, facilities and amenities as enjoyed in the Orissa Apartment Ownership Act and Rules framed there under. After giving my careful consideration to the matter in issue. I am herewith submitting the report with following findings observations and conclusion. -:As ascertained from the records, the land as stated in item No.3 is that:-





(i) That the Record of Right of Khata No.572 under Mouza: Naharakanta framed and published by Govt. of Orissa under the provision of OSS Act 1958, r/w OSS Rule 1962 finally published in the year 1973, originally and jointly stood recorded in the name of (1) **Sri Subhas Chandra Nayak**, S/o. Laxmidhar Nayak having share of Kismat 10 Annas, 8 Pahi, (2) **Sri Bansidhar Nayak**, S/o. Banambar Nayak & (3) **Sri Bipra Charan Nayak**, S/o. Banchhanidhi Nayak having share of 5 Annas, 4 Pahi. The aforesaid Record of Right comprising an area Ac. 0.270.dec. 7 Kadi appertaining to the Plot No.1542 along with other Plots.

(ii) The Record of Right of Khata No.403 under Mouza: Naharakanta framed and published by Govt. of Orissa under the provision of OSS Act 1958, r/w OSS Rule 1962 finally published in the year 1973, originally stood jointly recorded in the name of (1) **Sri Bipra Charan Nayak**, S/o. Banchhanidhi Nayak having share of 5 Annas, 4 Pahi, (2) **Sri Subhas Chandra Nayak**, S/o. Laxmidhar Nayak having share of Kismat 5 Annas, 4 Pahi, (3) **Sri Bansidhar Nayak**, S/o. Banambar Nayak having share of 5 Annas, 4 Pahi. The aforesaid Record of Right comprising an area Ac.0.294 dec. appertaining to the Plot No.1544 along with other Plots.

In the mean time **Bipra Charan Nayak** died succeeded by his two sons **Sri Tareswar Nayak & Sri Kedarnath Nayak**. **Tareswar Nayak & Kedar Nath Nayak** also died. **Tareswar Nayak's** share of property is succeeded by his three sons **Sri Sangram Keshari Pattnaik @ Nayak**, **Sri Sanjaya Kumar Pattnaik @ Nayak & Sri Santosh Kumar Pattnaik @ Nayak** along with his widow wife **Smt. Kamalinibala Nayak**. **Kedar Nath Nayak's** share of property is succeeded by his three sons **Sri Rabindra Kumar Nayak**, **Sri Ratan Kumar Nayak & Sri Prasanta Kumar Nayak**. Another recorded tenant **Bansidhar Nayak** also died, his share of property is succeeded by his two sons **Sri Sachindra Nath Pattnaik @ Nayak**, **Sri Upendra Nath Pattnaik @ Nayak**, along with his widow wife **Smt. Guna Pattnaik @ Nayak** as per Hindu Succession Act 1956. All the successors along with remaining recorded tenant enjoyed the above properties lawfully with peaceful possession without any dispute as per their respective shares.





On Subsequent period (1) **Sri Subhas Chandra Nayak**, S/o. Laxmidhar Nayak along with all the successors in interest (2) **Sri Sangram Keshari Pattnaik @ Nayak**, (3) **Sri Sanjaya Kumar Pattnaik @ Nayak** (4) **Sri Santosh Kumar Pattnaik @ Nayak**, sons of Late Tareswar Nayak, (5) **Smt. Kamalinibala Nayak**, wife of Tareswar Nayak, (6) **Sri Rabindra Kumar Nayak**, (7) **Sri Ratan Kumar Nayak**, (8) **Sri Prasanta Kumar Nayak**, all are sons of Late Kedar Nath Nayak, (9) **Sri Sachindra Nath Pattnaik @ Nayak**, (10) **Sri Upendra Nath Pattnaik @ Nayak**, both are sons of Late Bansidhar Pattnaik @ Nayak (11) **Smt. Guna Pattnaik @ Nayak** wife of Late Bansidhar Pattnaik @ Nayak for their legal necessity, they jointly sold the properties i.e. an area Ac. 0.270 dec. 7 Kadi appertaining to the Plot No.1542, Khata No.572 & an area Ac.0.294 dec. appertaining to the Plot No.1544, Khata No.403 to **Falcon Real Estate Pvt. Ltd.**, a Company incorporated under companies Act 1956, having its Regd. office At. Falcon House, A/22, Cuttack Road, Bhubaneswar-751006, Dist. Khurda, represented by its Managing Director Sri Prava Ranjan Pattnaik, S/o. Late Padmanava Pattnaik by virtue of Regd. Sale Deed vide No.3629 on dated 07.07.1997 registered before District Sub-Registrar Khurda at Bhubaneswar.

After purchasing the aforesaid properties the above title holder mutated its name in **Mutation Khata No.609/571, Plot No.1542/2369 for an Area Ac.0.270dec. & Mutation Khata No.609/828, Plot No.1544 for an Area Ac.0.294dec.** The said tenant also converted the Kissam of land from Agricultural to Homestead.

(iii) The Record of Right of Khata No.392 under Mouza: Naharakanta framed and published by Govt. of Orissa under the provision of OSS Act 1958, r/w OSS Rule 1962 finally published in the year 1973, originally stood jointly recorded in the name of (1) **Sri Binod Nayak & Sri Sananda Nayak**, both are S/o. Balu nayak, (2) **Sri Bhaskar Nayak, Sri Dasarathi Nayak & Sri Kashi Nath Nayak**, all are S/o. Nalu Nayak. The aforesaid Record of Right comprising an area Ac.0.040 dec. appertaining to the Plot No.1543 along with other Plots. The said tenants enjoyed the aforesaid properties lawfully with peaceful possession without any dispute as per their respective shares.





In the mean time **Binod Nayak** died, his share of property is succeeded by his two sons **Sri Bhagaban Nayak & Sri Raghunath Nayak**. **Sananda Nayak** also died, his share of property is succeeded by his three sons **Sri Pahali Nayak, Sri Dhruba Nayak & Sri Charitra Nayak** as per Hindu Succession Act 1956. All the successors along with remaining recorded tenants enjoyed the above properties lawfully with peaceful possession without any dispute as per their respective shares.

On Subsequent period (1) **Sri Bhaskar Nayak**, (2) **Sri Dasarathi Nayak**, (3) **Sri Kashi Nath Nayak** all are sons of **Late Nalu Nayak** along with all the successors in interest (4) **Sri Bhagaban Nayak**, (5) **Sri Raghunath Nayak** (6) **Sri Pahali Nayak** all are sons of **Late Binod Nayak** (7) **Sri Dhruba Nayak** (8) **Sri Charitra Nayak** both are sons of **Late Sananda Nayak** for their legal necessity they jointly sold the property i.e. an area Ac.0.040 dec. appertaining to the Plot No.1543, Khata No.382 to **Falcon Real Estate Pvt. Ltd.**, a Company incorporated under companies Act 1956, having its Regd. office At. Falcon House, A/22, Cuttack Road, Bhubaneswar-751006, Dist. Khurda, represented by its Managing Director Sri Prava Ranjan Pattnaik, S/o. Late Padmanava Pattnaik by virtue of Regd. Sale Deed vide No.4226 on dated 05.08.1997 registered before District Sub-Registrar Khurda at Bhubaneswar.

After purchasing the aforesaid property the above title holder mutated its name in **Mutation Khata No. 609/824, Plot No.1543 for an Area Ac.0.040dec.** The said tenant also converted the Kissam of land from Agricultural to Homestead.

Falcon Real Estate Pvt. Ltd. executed one Regd. General Power of Attorney vide No.11081029336 on dated 16.12.2010 in favour of **Metro Builders (Orissa) Pvt. Ltd.** a Company incorporated under companies Act 1956, having its Regd. office At. Metro Riverview Complex, Ring Road, Cuttack, P.O. Telenga Bazar, P.S. Purighat, Dist. Cuttack-753002, represented by its Managing Director, Mohammed Moquim, S/o Late Dr. Mohammad Nayeem for further transaction over the properties i.e.





- (i) An area Ac.0.270dec. appertaining to Revenue Plot No.1542/2369, under Mutation Khata No. 609/571, Corresponding to Settlement Khata No.572 Plot No. 1542;
- (ii) An area Ac.0.294dec. appertaining to Revenue Plot No.1544/2751, under Mutation Khata No. 609/828, Corresponding to Settlement Khata No.403 Plot No. 1544; &
- (iii) An area Ac.0.040dec. appertaining to Revenue Plot No.1543, under Mutation Khata No.609/824, Corresponding to Settlement Khata No.392, Plot No. 1543,

On subsequent period the Attorney sold the properties i.e.:-

- (i) An area Ac.0.263dec. Out of Ac.0.270dec. from Revenue Plot No.1542/2369(P), under Mutation Khata No. 609/571, Corresponding to Settlement Khata No.572 Plot No. 1542;
- (ii) An area Ac.0.099.72dec. Out of Ac.0.279dec. (total out of Ac.0.294dec.) from Revenue Plot No.1544/2751(P), under Mutation Khata No. 609/828, Corresponding to Settlement Khata No.403 Plot No. 1544; &
- (iii) An area Ac.0.019.10dec. Out of Ac.0.033dec. (total Out of Ac.0.040dec.) from Revenue Plot No.1543(P), under Mutation Khata No.609/824, Corresponding to Settlement Khata No.392, Plot No. 1543,

Total Three Nos. of Khatas, Three Nos. of Plots having total Area of **Ac.381dec.82 Kadi to Firdousia Bano**, Director, City Trade Arcade Pvt. Ltd. having its office at- Metro Riverview Complex, Ring Road, Cuttack, W/o Mohammed Moquim, by Caste: Muslim, by Profession: Business, resident at Saidani Bagicha, P.O. Tulsipur, P.S. Lalbag, Town/Dist: Cuttack-753008, Odisha, by virtue of Regd. Sale Deed bearing Document No.11081314241 dtd. 09.10.2013.

After purchasing the aforesaid properties, she mutated her name in:

- (i) Mutation Khata No.609/2632, Mutation Plot No.1542/2369, for an Area Ac.0.191dec. vide mutation Case No.15651/2020;
- (ii) Mutation Khata No. 609/1834, Mutation Plot No.1544/2751/4512, for an Area Ac.0.099dec. vide mutation Case No.11305/2017; and





(iii) Mutation Khata No. 609/2634, Mutation Plot No.1543, for an Area Ac.0.008dec. vide mutation Case No.11265/2020, **Kissam-Homestead (Gharabari), Status Sthitiban**, having valid right, title and interest and no other person/s has/have any semblance of interest over the same.

Total three Nos. of khatas and three Nos. of plots having total Ac.0.298dec.(As per possession).

A deed of rectification has been executed by Falcon Real Estate Pvt. Ltd. through its Attorney **Metro Builders (Orissa) Pvt. Ltd.** a Company incorporated under companies Act 1956, having its Regd. office At. Metro Riverview Complex, Ring Road, Cuttack, P.O. Telenga Bazar, P.S. Purighat, Dist. Cuttack-753002, represented by its Managing Director, Mohammed Moquim, S/o Late Dr. Mohammad Nayeem vide Regd. General Power of Attorney vide No.11081029336 on dated 16.12.2010 jointly with City Trade Arcade Pvt. Ltd., represented by its Director Firdousia Bano for correcting certain mis-description with reference to the Principal Regd. Sale Deed i.e. ID No.1081314515 dt.24.09.2013 and Document No.11081314241 dt.09.10.2013, Book No.-1, Volume No.285. Essentially there is imperative necessity of correcting the name and description of the purchaser along with one Schedule of property in Principal Regd. Sale Deed i.e. ID No.1081314515 dt.24.09.2013 and Document No.11081314241 dt. 09.10.2013, Book No.-1, Volume No.285. The purchaser was oblivious of such typographical mistake. Both the Vendor and the purchaser therefore had considered it just and expedient to execute the deed of rectification for correction of the inadvertent mistake in the description of the party in the Principal Regd. Sale Deed. The real and ostensible purchaser is M/S CITY TRADE ARCADE PVT. LTD. a Company incorporated under Companies Act 1956, having its Regd. office At. Metro Riverview Complex, Sunshine field (East), Ring Road, Cuttack, represented by its Director Firdousia Bano, aged about 53 years, W/o Mohammed Moquim, resident at Saidani Bagicha, P.O. Tulsipur, P.S. Lalbag, Town/Dist. Cuttack-753008, Odisha and the property is An area Ac.0.263dec. Out of Ac.0.270dec. from Revenue Plot No.1542/2369(P), under Mutation Khata No. 609/571. The deed of rectification has to be read in conjunction with Principal Regd. Sale





-Deed. The other properties remained same as in the Principal Regd. Sale Deed. It is also trite to state that no other consideration amount has been received by the vendor from the purchaser for executing the deed of rectification. Accordingly the record of right (mutation) i.e.:-

- (i) Mutation Khata No.609/2632, Mutation Plot No.1542/2369, for an Area Ac.0.191dec. vide mutation Case No.15651/2020;
- (ii) Mutation Khata No. 609/1834, Mutation Plot No.1544/2751/4512, for an Area Ac.0.099dec. vide mutation Case No.11305/2017; and
- (iii) Mutation Khata No. 609/2634, Mutation Plot No.1543, for an Area Ac.0.008dec. vide mutation Case No.11265/2020,

Kissam-Homestead (Gharabari), Status Sthitiban, total three Nos. of khata and three Nos. of plots having total Ac.0.298dec.(as per possession) have been corrected in the name of **CITY TRADE ARCADE PVT. LTD.**, represented by its **Director, Firdousia Bano**.

9. SANCTIONS / PERMISSIONS / NOC'S / PLANS FROM COMPETENT AUTHORITIES IF ANY TO BE OBTAINED:

The Bhubaneswar Municipal Corporation approved the residential building Plan vide letter No.11569, file No.MBP-BMC-02-1222/2018 on dated 17.02.2021 in favour of **CITY TRADE ARCADE PVT. LTD.**, represented by its **Director, Firdousia Bano** for construction of residential Unit over the properties as described in Item No.3.

10. CERTIFICATE OF COMMENCEMENT/ OCCUPATION / COMPLETION/ POSSESSION RECEIPT: NA.

11. CONFIRMATION ON PAYMENT OF PROPERTY TAX IN THE NAME OF THE CURRENT OWNER:

The revenue rent has been paid upto the financial year 2020-21 vide revenue rent receipt No. 2020-212002017800086, dt. 07.01.2021, No. 2020-212002017800087, dt. 07.01.2021.

12. GOVERNMENT CLAIMS: N.A.

13. MINORS:

Whether any of the property intended to be given by way of mortgage is subject to any minor's or any other claims: No.





14. CERTIFICATE ON SEARCH REPORTS/ENCUMBRANCE CERTIFICATES (EC) SCRUTINIZED:

E.C. NO.	E.C. DATE	Total Period	From	To
23099	18.11.2020	5 years	1 st Jan 1990	31 st Dec 1994
1082020020805	10.11.2020	26 years	1 st Jan 1995	10 th Nov 2020
1082020025498	24.12.2020	1 year	11 th Oct 2020	24 th Dec 2020
1082021001194	12.01.2021	2 years	25 th Dec 2020	12 th Jan 2021
1082021005753	18.02.2021	1 year	1 st Jan 2021	18 th Feb 2021

This revealed that the whole transaction has been reflected in these documents and aforesaid property/ies leave no manner any undisclosed encumbrances.

15. WHERE THE PROPERTY / I.E.S. UNDER CONSIDERATION INVOLVE LAND, WHETHER THE LAND IS AGRICULTURAL / NON AGRICULTURAL LAND (NA). IN CASE OF N.A. LAND/PLOT-WHETHER CONVERSION ORDER IS AVAILABLE AND WHETHER USAGE FOR RESIDENTIAL / COMMERCIAL / INDUSTRIAL PURPOSE. ALSO TO SPECIFY IF CONVERSION ORDER NOT AVAILABLE WHETHER OK TO PROCEED: The nomenclature of project property/ies are Gharabari.

16. ADVERSE REMARKS ON TITLE (IF ANY) AS PER THE GUIDELINES AFFECTING TITLE: N A.

17. DEED OF INCORPORATION: On verification of documents mentioned it reveals that **CITY TRADE ARCADE PVT. LTD.** a Company incorporated under

Companies Act 1956, having its Regd. office At. Metro Riverview Complex, Sunshine field (East), Ring Road, Cuttack, P.O. Telenga Bazar, P.S. Purighat, Dist. Cuttack-753002, Odisha, CIN No.U45209OR1999 PTC005880, PAN No.AABCC2628N represented by its **Director, Sofia Firdous**, aged about 29 years, W/o Shaikh Mairajul Haque & D/o Mohammed Moquim, by Caste: Muslim, by Profession: Business, PAN No.ABAPF3484C, AADHAAR No.7217 0433 7995, resident at Saidani Bagicha, P.O. Tulsipur, P.S. Lalbag, Town/Dist. Cuttack-753008, Odisha has taken over the aforesaid project over the schedule of property/ies described in Item No.3.





18. CERTIFICATE ON TITLE & MARKETABILITY OF PROPERTY:

I certify that, on perusal of all documents cited above it is accepted that the respective land owner has clear right and interest of possession

-over the property/ies land owner has owned. On the ultimate analysis, I am of consideration opinion that the respective land owner has clear marketable title in respect of property/ies.

I further certify that the land in question is not a ceiling surplus land within the meaning of Orissa Land Reforms Act or Urban Land Ceiling Regulation Act 1976 and the land is not lease hold and the same is not within the purview of the consolidation proceeding under O.C.H. and P.F.L. Act, 1972 and Rules, 1973 and the land is not coming under Orissa Hindu Religious Endowment Act or Wakf land. The present title holder does not belong to Schedule Caste or Schedule Tribe community.

The property/ies are covered under the SARFAESI Act-2002.

This legal opinion has been given without any interest direct or indirect after verifying all the necessary relevant papers.

I am submitting herewith the search/Enquiry report as requested and on the basis of the documents and information derived from the concerned office records supplied to me and further action may be taken at your end.

Thanking you,

Place: Cuttack
Date: 16.03.2021




(Sri Parthendu Ray)

Signature of the Advocate

Parthendu Ray, Advocate
C/o-Late P.K. Biswas
At/P.O.- Tala Telenga Bazar
Cuttack-753009 (Odisha)
Mob. 9776328828