

BANAMALI MAHAPATRA
ADVOCATE
Orissa High Court. Cuttack



Plot No-558/3282, Jagannath Villa,
KIDZEE School Lane, Near Champati Petrol Pump,
Sundarpada, Post : Old Town,
Bhubaneswar-751 002, Dist : Khurda,
Mob : 9437281158, 9938188163,
e-Mail- advocatemahapatra0@gmail.com

Dt.: 16.03.2020

To

M/s Skyies Infrahome (OPC) Pvt. Ltd.
represented through its Managing Director,
Sri Animesh Swain, S/o- Sri Rajkishore Swain

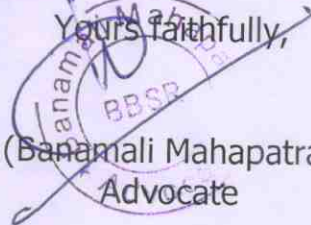
Sub : Title Investigation Report & Legal Opinion.

Ref : Title Investigation Report & Legal Opinion on the land
documents of the Duplex Project "SWARNA BHUMI" (As
per lay-out plan) situated at Mouza-Panchangaon.

Dear Sir,

Annexed please find the Title Investigation Report & legal
opinion on the above cited subject in the prescribed proforma for the
Duplex Project named and styled as "SWARNA BHUMI" (As per lay-out
plan) situated at Mouza-Panchagaon owned by Rajani Prava Pradhan,
Pradyumna Pradhan and Puspita Harichandan alias Pradhan and developed
by the Developer/Builder, M/s Skyies Infrahome (OPC) Pvt. Ltd. (a
Company incorporated under the companies Act, 1956) having its Regd.
office at HIG-1/14, , Kapila Prasad, Near lingaraj Station, PS- Airfield,
Bhubaneswar, Dist.- Khordha, Odisha, represented through its Managing
Director, Sri Animesh Swain, S/o- Sri Rajkishore Swain for your kind
information.

Thanking you,

Yours faithfully,

(Banamali Mahapatra)
Advocate

LEGAL OPINION ON TITLE TO PROPERTY

1. **Name of owner of the Property and address** : Rajani Prava Pradhan, W/o- Late Bairagi Pradhan, Pradyumna Kumar Pradhan, S/o- Late Bairagi Pradhan and Puspita Harichandan alias Pradhan, W/o- Bijay Kumar Harichandan, D/o- Late Bairagi Pradhan
2. **Name of the Developer/Builder and address** : M/s Skyies Infrahome (OPC) Pvt. Ltd. *(a Company incorporated under the companies Act, 1956)* having its Regd. office at HIG-1/14, , Kapila Prasad, Near lingaraj Station, PS- Airfield, Bhubaneswar, Dist.- Khordha, Odisha, represented through its Managing Director, Sri Animesh Swain, S/o- Sri Rajkishore Swain as GPA holder for and on behalf of the land owner Rajani Prava Pradhan, W/o- Late Bairagi Pradhan, Pradyumna Kumar Pradhan, S/o- Late Bairagi Pradhan and Puspita Harichandan alias Pradhan, W/o- Bijay Kumar Harichandan, D/o- Late Bairagi Pradhan

3. Description of Property

(3.1) Nature of : Kisam-Gharabari (Homestead) immovable Property

(3.2) Description of Property:

Dist.-Khurda, Tahasil:- Jatni, Sub-Registrar Office, Jatni, PS:- Bhubaneswar, Thana No.30, Mouza:- Panchangaon.

SET-I

Conversion Khata No.469/261, Plot No.2053, Ac.0.330 dcml corresponds to Settlement Khata No.36, Plot No.2053, Ac.0.330 dcml, Kisam- Gharabari, Status- Stitiban.

SET-II

Conversion Khata No.469/63, Plot No.2057, Ac.0.755 dcml, Plot No.2056, Ac.0.270 dcml, Plot No.2055, Ac.0.100 dcml and Plot No.2054, Ac.0.060 dcml corresponds to Settlement Khata No.469, Plot No.2057, Ac.0.755 dcml, Plot No.2056, Ac.0.0270 dcml, Plot No.2055, Ac.0.100 dcml, Plot No.2054, Ac.0.060 dcml, Kisam- Gharabari, Status- Stitiban.

Total Two Khatas, Five Plots, Total Area Ac.1.515 dcml



The different 24 units of Duplex Houses & different Numbers of Sub-Plots to be constructed over the land in the Project name & style as "SWARNA BHUMI" a Group Duplex Housing Project situated in Mouza-Panchagoan.

The Project is Bounded By: **North**-Plot Nos.354, 355, **South**-Plot No.2052, 2061, **East**- Plot Nos.2026, 2027, 2028 and **West**-Road, Plot No.2058 & 2060.

(3.3) **Number Identification details :** / : Plot Nos.2053, 2057, 2056, 2055, 2054

(3.4) **Extent of Property** : **Total Area Ac.1.515 decimals**

(3.5) **Name of the owners** : Rajani Prava Pradhan, W/o- Late Bairagi Pradhan, Pradyumna Kumar Pradhan, S/o- Late Bairagi Pradhan and Puspita Harichandan alias Pradhan, W/o- Bijay Kumar Harichandan, D/o- Late Bairagi Pradhan.

(3.6) **Nature of Ownership** : **Status-Sthitiban**

4. **Tracing of Title :**

On careful perusal of the documents as mentioned above at Item No.2 [Sl. (a) to (a16)] and after verification and search of the records made by me in the office of the Sub-Registrar, Jatni and office of the Tahasildar, Jatni in respect of the above said property, it appears that, The "SWARNA BHUMI" a Residential duplex project situated at Panchangaon in Jatni proposed to be constructed by the Developer, M/s Skyies Infrahome (OPC) Pvt. Ltd. *(a Company incorporated under the companies Act, 1956)* having its Regd. office at HIG-1/14, , Kapila Prasad, Near lingaraj Station, PS-Airfield, Bhubaneswar, Dist.- Khordha, Odisha, represented through its Managing Director, Sri Animesh Swain, S/o- Sri Rajkishore Swain as GPA holder for and on behalf of the land owner Rajani Prava Pradhan, W/o- Late Bairagi Pradhan, Pradyumna Kumar Pradhan, S/o- Late Bairagi Pradhan and Puspita Harichandan alias Pradhan, W/o- Bijay Kumar Harichandan, D/o- Late Bairagi Pradhan over the land measuring Area Ac.1.515 decimals, in respect of Khata No.469/261, Plot No.2053, measuring an Area Ac.0.330 decimals and Khata No.469/63, Plot No.2057, measuring an Area Ac.0.755



decimals, Plot No.2056, measuring an Area Ac.0.270 decimals, Plot No.2055, measuring an Area Ac.0.100 decimals and Plot No.2054, measuring an Area of Ac.0.060 decimals, Kisam-Gharabari (Homestead), Status-Sthitiban, situated in Mouza-Panchangaon, which is described above in Item No.3. The flow of title in favour of the developer, M/s. Skyies Infrahome (OPC) Pvt. Ltd., represented by its Managing Director, Sri Animesh Swain, S/o- Sri Rajkishore Swain is described below in details:-

SET-I

All the documents referred below in the Item No.5 and through verification from the concerned revenue offices it observed that, the Settlement ROR stands recorded in the name of Udyanath Singh, S/o- Prahallad Singh, in respect of Khata No.36, Plot No.2053, Area Ac.0.330 decimals, along with many other plots, Kisam-Puratana Patita, Status-Sthitiban, situated in Mouza-Panchangaon having right, title, interest and possession over it. The above said Settlement Record of Rights has been prepared and published finally in the year 1962 under the provisions of Orissa Survey and Settlement Act, 1958 and Orissa Survey and Settlement Rules, 1962. The Settlement ROR/ Patta was issued by Settlement Authority in the names of above named recorded tenants in respect of the above said property.

It appears that, Udyanath Singh died leaving behind his son Narendra Nath Singh as his legal heirs/successors in interest who have succeeded to the estate of Late Udyanath Singh as per the provisions of Hindu Succession Act, 1956.

Subsequently, Narendra Nath Singh being in need of money to meet his legal necessities sold the property in respect of Khata No.36, Plot No.2053, Ac.0.330 decimals, Kisam-Puratana Patita, Status- Stitiban situated in Mouza- Panchangaon in favour of Sri Bairagi Pradhan, S/o- Late Kunja Bihari Pradhan on due consideration for a sum of Rs.3,000.00 (Rupees Three Thousand) only by virtue of Regd. Sale Deed bearing No.1408, dtd.19.08.1989 and delivered the physical possession of the property.

It further appears that, Sri Bairagi Pradhan died leaving behind his wife Rajani Prava Pradhan, son Pradyumna Kumar Pradhan and married daughter Puspita Pradhan alias Harichandan as his legal heirs/successors in interest who has succeeded to the estate of Late Bairagi Pradhan as per



the provisions of Hindu Succession Act, 1956.

Thereafter, Rajani Prava Pradhan, Pradyumna Kumar Pradhan and Puspita Pradhan alias Harichandan applied for mutation of their land in respect of Khata No.36, Plot No.2053, Ac.0.330 decimals, Kisam-Puratana Patita, Status-Stitiban, situated in Mouza- Panchagaon before the Tahasildar, Jatni vide Mutation Case No.2855/2006 and the learned Tahasildar, Jatni, after causing necessary enquiry as required by law, allowed the case and issued Mutation ROR in the name of Rajani Prava Pradhan, W/o- Bairagi Pradhan, Pradyumna Kumar Pradhan, S/o- Bairagi Pradhan and Puspita Pradhan, D/o- Bairagi Pradhan in respect of Khata No.469/261, Plot No.2053, Ac.0.330 decimals, Kisam-Puratana Patita, Status- Stitiban, situated in Mouza-Panchangaon.

It furthers appears that, Rajani Prava Pradhan, Pradyumna Kumar Pradhan and Puspita Pradhan alias Harichandan applied for conversion of their land in respect of Khata No. 36, Plot No.2053, Area Ac.0.330dcml, Kisam- Puratana Patita, Status- Stitiban situated in Mouza- Panchangaon before the Tahasildar, Jatni vide OLR 8(A) Case No.4962/2011 and the Tahasildar, Jatni after verifying the documents as required by law, allowed the conversion and issued conversion ROR in the name of Rajani Prava Pradhan, W/o- Bairagi Pradhan, Pradyumna Kumar Pradhan, S/o- Bairagi Pradhan and Puspita Pradhan, D/o- Bairagi Pradhan in respect of Khata No.469/261, Plot No.2053, Ac.0.330 decimals, Kisam-Gharabari, Status-Stitiban, situated in Mouza-Panchangaon in Stitiban status.

Thus, Rajani Prava Pradhan, Pradyumna Kumar Pradhan and Puspita Pradhan became the joint owners, having right, title, interest in and possession thereon. They have been paying the ground rent in respect of their property regularly which is cleared up to the year2019-20.

SET-II

All the documents referred above in the Item No.5 and through verification from the concerned revenue offices it observed that, the Settlement ROR stands recorded in the name of Haramani Devi, W/o- Bankanidhi Pattnaik, in respect of Khata No.469, Plot No.2057, Area Ac.0.755 decimals, Plot No.2056, Area Ac.0.270 decimals, Plot No.2055, Area Ac.0.100 decimals and Plot No.2054, Area Ac.0.060 decimals along with many other plots, Kisam-Sarad-3, Status-Sthitiban, situated in Mouza-Panchangaon having

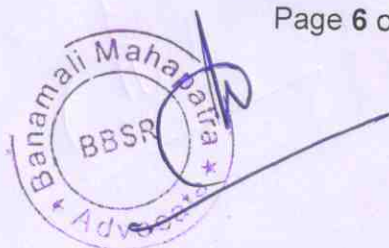


right, title, interest and possession over it. The above said Settlement Record of Rights has been prepared and published finally in the year 1962 under the provisions of Orissa Survey and Settlement Act, 1958 and Orissa Survey and Settlement Rules, 1962. The Settlement ROR/ Patta was issued by Settlement Authority in the names of above named recorded tenants in respect of the above said property.

Subsequently it appears that, Smt. Haramani Devi being in need of money to meet her legal necessities sold the property in respect of Khata No.469, Plot No.2057, Area Ac.0.755 decimals, Plot No.2056, Area Ac.0.270 decimals, Plot No.2055, Area Ac.0.100 decimals and Plot No.2054, Area Ac.0.060 decimals along with other plots, Kisam-Sarad-3, Status-Sthitiban, situated in Mouza-Panchangaon in favour of Smt. Keli Dei, W/o- Sri Raghunath Upadhaya on due consideration for a sum of Rs.1,000.00 (Rupees One Thousand) only by virtue of Regd. Sale Deed bearing No.78, dtd.04.01.1965 and delivered the physical possession of the property.

It further appears that, Smt. Keli Dei also for her legal necessities sold the property in respect of Khata No.469, Plot No.2057, Area Ac.0.755 decimals, Plot No.2056, Area Ac.0.270 decimals, Plot No.2055, Area Ac.0.100 decimals and Plot No.2054, Area Ac.0.060 decimals along with other plots, Kisam-Sarad-3, Status-Sthitiban, situated in Mouza-Panchangaon in favour of Sri Golekha Pradhan, S/o- Sri Nidhi Pradhan on due consideration for a sum of Rs.2,500.00 (Rupees Two Thousand Five Hundred) only by virtue of Regd. Sale Deed bearing No.6465, dtd.20.06.1969 and delivered the physical possession of the property.

Thereafter, Golekha Pradhan applied for mutation of his land in respect of Khata No.469, Plot No.2057, Area Ac.0.755 decimals, Plot No.2056, Area Ac.0.270 decimals, Plot No.2055, Area Ac.0.100 decimals and Plot No.2054, Area Ac.0.060 decimals, Kisam-Sarad-3, Status-Sthitiban, situated in Mouza-Panchangaon before the Tahasildar, Jatni vide Mutation Case No.791/1973 and the learned Tahasildar, Jatni, after causing necessary enquiry as required by law, allowed the case and issued Mutation ROR in the name of Golekha Pradhan, S/o- Nidhi Pradhan in respect of Khata No.469/63, Plot No.2057, Area Ac.0.755 decimals, Plot No.2056, Area Ac.0.270 decimals, Plot No.2055, Area Ac.0.100 decimals and Plot No.2054, Area Ac.0.060 decimals, Kisam-Sarad-3, Status-Sthitiban, situated in Mouza-Panchangaon.



It further appears that, Golekha Pradhan died leaving behind his daughter-in-law Rajani Prava Pradhan, grand-son Pradyumna Kumar Pradhan and married daughter Puspita Harichandan alias Pradhan as his as his legal heirs/successors in interest who have succeeded to the estate of Late Golekha Pradhan as per the provisions of Hindu Succession Act, 1956.

Thereafter, Rajani Prava Pradhan, Pradyumna Kumar Pradhan applied for mutation of their land in respect of Khata No.469/63, Plot No.2057, Area Ac.0.755 decimals, Plot No.2056, Area Ac.0.270 decimals, Plot No.2055, Area Ac.0.100 decimals and Plot No.2054, Area Ac.0.060 decimals, Kisam-Sarad-3, Status-Sthitiban, situated in Mouza-Panchangaon before the Tahasildar, Jatni vide Mutation Case No.3152/2008 and the learned Tahasildar, Jatni, after causing necessary enquiry as required by law, allowed the case and issued Mutation ROR in the name of Rajani Prava Pradhan, W/o- Bairagi Pradhan and Pradyumna Kumar Pradhan, S/o- Bairagi Pradhan in respect of Khata No.469/63, Plot No.2057, Area Ac.0.755 decimals, Plot No.2056, Area Ac.0.270 decimals, Plot No.2055, Area Ac.0.100 decimals and Plot No.2054, Area Ac.0.060 decimals, Kisam-Sarad-3, Status-Sthitiban, situated in Mouza-Panchangaon.

It further appears that, Rajani Prava Pradhan and Pradyumna Kumar Pradhan applied for conversion of their land in respect of Khata No.469/63, Plot No.2057, Area Ac.0.755 decimals, Plot No.2056, Area Ac.0.270 decimals, Plot No.2055, Area Ac.0.100 decimals and Plot No.2054, Area Ac.0.060 decimals, Kisam-Sarad-3, Status-Sthitiban, situated in Mouza-Panchangaon before the Tahasildar, Jatni vide OLR 8(A) Case No.4893/2011 and the Tahasildar, Jatni after verifying the documents as required by law, allowed the conversion and issued conversion ROR in the name of Rajani Prava Pradhan, W/o- Bairagi Pradhan, Pradyumna Kumar Pradhan, S/o- Bairagi Pradhan in respect of Khata No.469/63, Plot No.2057, Area Ac.0.755 decimals, Plot No.2056, Area Ac.0.270 decimals, Plot No.2055, Area Ac.0.100 decimals and Plot No.2054, Area Ac.0.060 decimals, Kisam-Gharabari, situated in Mouza-Panchangaon in Stitiban status.

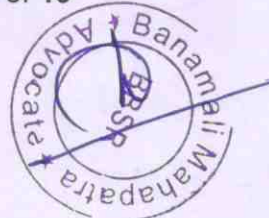


It further appears that, in intending to get maximum usufructs from the land, the aforesaid land owner namely, Rajani Prava Pradhan, W/o- Bairagi Pradhan and Pradyumna Kumar Pradhan, S/o- Bairagi Pradhan have decided to develop their land situated in Mouza-Panchangaon in respect of above said property i.e. Mutation ROR in respect of Khata No.469/63, Plot No.2054, Area Ac.0.060 decimals, **Plot No.2055, Area Ac 0.100 dcls, Plot No.2056, Area Ac 0.270 dcls, Plot No.2057, Area Ac 0.755 dcls** Kisam-Sarad-III, Status-Sthitiban, Total One Mouza, One Khata, Four Plots and total Area Ac 1.185 dcls and due to lack of knowledge in construction they have appointed one developer/builder firm M/s. Shogun Infra Projects Pvt Ltd. (Previously Known as A.P. Promoters & Developers Pvt Ltd) vide Regd. Irrevocable General Power of Attorney bearing Document No.11081114947 dt.22.06.2011 with certain terms and conditions mentioned in the said GPA.

Subsequently, the above said developer, M/s. Shogun Infra Projects Pvt Ltd. (Previously Known as A.P. Promoters & Developers Pvt Ltd), could not be able to develop and construction of above said work as per the terms and conditions of the above said development/ construction of GPA, therefore both the parties mutually decided to Cancel the above said GPA bearing Document No. 11081114947 dt.22.06.2011 by executing a separate Regd. Deed of Cancellation bearing Document No.11081508551 dt.03.10.2015.

It further appears that, in intending to get maximum usufructs from the land, the aforesaid land owner namely, Rajani Prava Pradhan, W/o- Bairagi Pradhan, Pradyumna Kumar Pradhan, S/o- Bairagi Pradhan, and Puspita Pradhan (Harichandan), W/o, Bijaya Kumar Harichandan have decided to develop their land situated in Mouza-Panchangaon in respect of above said property i.e. Mutation ROR in respect of Khata No.469/261, Plot No.2053, Area Ac.0.330 decimals, **Corresponding to Old Khata No.36** Kisam-Puratan Patita, Status-Sthitiban, and due to lack of knowledge in construction they have appointed one developer/builder firm M/s. Shogun Infra Projects Pvt Ltd. (Previously Known as A.P. Promoters & Developers Pvt Ltd) vide Regd. Irrevocable General Power of Attorney bearing Document No.11081114940 dt.22.06.2011 with certain terms and conditions mentioned in the said GPA.

Subsequently, the above said developer, M/s. Shogun Infra Projects Pvt Ltd. (Previously Known as A.P. Promoters & Developers Pvt Ltd), could not be able to develop and construction of above said work as per the terms and conditions of the above said development/ construction of GPA, therefore both the parties mutually decided to Cancel the above said GPA bearing Document No. 11081114940 dt.22.06.2011 by executing a



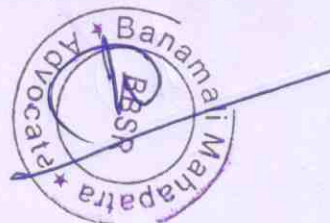
separate Regd. Deed of Cancellation bearing Document No.11081508550 dt.03.10.2015.

it is pertinent to mentioned here that, the other legal heir of late Golekha Pradhan i.e. Puspita Harichandan alias Pradhan relinquished her co-parcenary share in the joint property (i.e. Khata No.469/63, Plot No.2057, Area Ac.0.755 decimals, Plot No.2056, Area Ac.0.270 decimals, Plot No.2055, Area Ac.0.100 decimals and Plot No.2054, Area Ac.0.060 decimals, Kisam-Gharabari, Status- Stitiban, situated in Mouza-Panchangaon) in favour of Rajani Prava Pradhan, W/o- Bairagi Pradhan, Pradyumna Kumar Pradhan, S/o- Bairagi Pradhan by executing a Regd. Deed of Relinquishment bearing Document No.11122001183 dtd.02.03.2020.

Thus, Rajani Prava Pradhan and Pradyumna Kumar Pradhan became the joint owners, having right, title, interest in and possession thereon. They have been paying the ground rent in respect of their property regularly which is cleared up to the year 2019-20.

It further appears that the land owners, Rajani Prava Pradhan, Pradyumna Pradhan and Puspita Harichandan alias Pradhan for development of their land and to construct a residential duplex project there on and to sale the individual units/ duplexes in favour of different prospective purchasers together with undivided interest in the land has given an offer to M/s Skyies Infrahome (OPC) Pvt. Ltd., represented through its Managing Director, Sri Animesh Swain, S/o- Sri Rajkishore Swain to develop and construct the residential duplexes over the land on their behalf. The said company M/s Skyies Infrahome (OPC) Pvt. Ltd., represented through its Managing Director, Sri Animesh Swain has accepted the offer and to that effect they entered into notarized Agreement for Development for Development of Land with specific terms and conditions between Rajani Prava Pradhan, Pradyumna Kumar Pradhan and Puspita Harichandan alias Pradhan (Land Owners) AND M/s Skyies Infrahome (OPC) Pvt. Ltd., represented through its Managing Director, Sri Animesh Swain, S/o- Sri Rajkishore Swain as detailed below;

Name of Land	Name of Developer	Particulars of Property	Notarised Development	Date of Execution
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Owners			Agreement vide SL. No.	
Rajani Prava Pradhan, Pradyumna Kumar Pradhan & Puspita Harichandan @Pradhan	M/s Skyies Infrahome (OPC) Pvt. Ltd.	Khata No.469/261 Plot No.2053 Ac.0.330 dcml	741	20.04.2018
Rajani Prava Pradhan, Pradyumna Kumar Pradhan	M/s Skyies Infrahome (OPC) Pvt. Ltd.	Khata No.469/63 Plot No.2057 Ac.0.755dcml	1039	20.04.2018
Rajani Prava Pradhan, Pradyumna Kumar Pradhan	M/s Skyies Infrahome (OPC) Pvt. Ltd.	Khata No.469/63, Plot No.2056, Ac.0.270dcml Plot No.2056, Ac.0.100dcml , Plot No.2054, Ac.0.060dcml	742	20.04.2018

By virtue of the above mentioned agreements, the builder is entitled to get 65 % as builder's share of the total individual residential duplex group housing project and the owners is entitled to get 35 % as land owner's share of the the total individual residential duplex group housing project named and style as "SWARNA BHUMI" situated in Mouza-Panchangaon.

Thereafter, the said land owners has executed different Regd. General Power of Attorneys in respect of their land in favour M/s Skyies Infrahome (OPC) Pvt. Ltd., represented through its Managing Director, Sri Animesh Swain, S/o- Sri Rajkishore Swain, as their true and lawful attorney to do certain acts, things and deeds including sale and transfer of the property as detailed below;



Name of Land Owner	Name of Developer	Particulars of Property	Regd. Deed of GPA No.	Date of Execution /Registration
Rajani Prava Pradhan, Pradyumna Kumar Pradhan & Puspita Harichandan @Pradhan	M/s Skyies Infrahome (OPC) Pvt. Ltd.	Khata No.469/261 Plot No.2053 Ac.0.330 dcml	11121801708	21.04.2018
Rajani Prava Pradhan, Pradyumna Kumar Pradhan	M/s Skyies Infrahome (OPC) Pvt. Ltd.	Khata No.469/63 Plot No.2057 Ac.0.755dcml	11121802374	01.06.2018
Rajani Prava Pradhan, Pradyumna Kumar Pradhan	M/s Skyies Infrahome (OPC) Pvt. Ltd.	Khata No.469/63, Plot No.2056, Ac.0.270dcml Plot No.2056, Ac.0.100dcml, Plot No.2054, Ac.0.040dcml O/o- Ac.0.060dcml	11121801707	21.04.2018
Rajani Prava Pradhan, Pradyumna Kumar Pradhan	M/s Skyies Infrahome (OPC) Pvt. Ltd.	Khata No.469/63, Plot No.2054, Ac.0.020dcml O/o- Ac.0.060dcml	11121900107	05.01.2019

The BDA permission letter No.759/BDA, Bhubaneswar, Dtd.09.01.2020 issued in favour of Rajani Prava Pradhan, Pradyumna



Kumar Pradhan and Puspita Harichandan for construction of a group housing residential duplex project named and style as "SWARNA BHUMI" as per the approved lay out and building plan duly stamped by BDA.

It further appear that, Agreement regarding Allocation of Share dt.02.02.2019 executed before Notary Public, Bhubaneswar BETWEEN land owner company Rajani Prava Pradhan, Pradyumna Kumar Pradhan and Puspita Harichandan alias Pradhan (Land Owners) as 1st Party AND M/s Skyies Infracore (OPC) Pvt. Ltd., represented through its Managing Director, Sri Animesh Swain, S/o- Sri Rajkishore Swain as 2nd Party regarding allocation of shares between the land owners and builder/ developer as per the terms and conditions mentioned in the said agreement. The land owners are allotted with 8 (Eight) nos. of Duplexes and rest 16 (Sixteen) nos of duplexes are allotted to the Developer Company as detailed below.

The Builder/ Developer Company i.e. M/s Skyies Infracore (OPC) Pvt. Ltd., represented through its Managing Director, Sri Animesh Swain, S/o- Sri Rajkishore Swain as per the Un-Regd. Agreement for Development of Land bearing Document dt.20.04.2018 has constructed all total 24 Nos. of multi-storey residential Duplex in the above said project and as per the Share Allocation Agreement on dt.15.03.2020 the Land Owners after completion of construction of the said project shall get following residential Duplex details as mentioned in the table below in the Project – "SWARNA BHUMI" situated in Mouza-Panchangaon as land owner's share i.e. 08 Nos. of units/duplex of out of total 24 duplex and remaining houses i.e. 16 Nos. out of 24 Nos. of units/duplex shall fall in the share of the Developer/ Builder, M/s Skyies Infracore (OPC) Pvt. Ltd., represented through its Managing Director, Sri Animesh Swain, S/o- Sri Rajkishore Swain., as Developer's share in the said project.

Sl. No.	Sub-Plots/Duplex House No.	Land/Plot Area	Ground Floor Area	1 st floor Area



16 Nos. out of 24 Nos. of units/duplex fallen in the share of the Developer/ Builder

1	1	1467.12 Sqft.	908.46 Sqft.	663.24 Sqft
2	2	1469.92 Sqft.	908.46 Sqft.	663.24 Sqft
3	3	1506.61 Sqft.	908.46 Sqft.	663.24 Sqft
4	6	1538.03 Sqft.	908.46 Sqft.	663.24 Sqft
5	7	1678.77 Sqft.	908.46 Sqft.	663.24 Sqft
6	8	1205.65 Sqft.	845.19 Sqft	663.24 Sqft
7	9	1499.40 Sqft.	908.46 Sqft.	663.24 Sqft
8	10	1499.40 Sqft.	908.46 Sqft.	801.40 Sqft
9	11	1499.40 Sqft.	908.46 Sqft.	663.24 Sqft
10	12	1499.40 Sqft.	908.46 Sqft.	663.24 Sqft
11	13	1499.40 Sqft.	908.46 Sqft.	663.24 Sqft
12	14	1499.40 Sqft.	908.46 Sqft.	663.24 Sqft
13	15	1499.40 Sqft.	908.46 Sqft.	663.24 Sqft
14	21	1314.22 Sqft.	845.19 Sqft	801.40 Sqft
15	23	1500.26 Sqft.	908.46 Sqft.	663.24 Sqft
16	24	1500.26 Sqft.	908.46 Sqft.	663.24 Sqft

08 Nos. of Unit of duplex fallen in the Land owner's share

17	4	1467.12 Sqft.	908.46 Sqft.	663.24 Sqft
18	5	1504.03 Sqft	908.46 Sqft.	663.24 Sqft
19	16	1499.40 Sqft	908.46 Sqft.	663.24 Sqft
20	17	1499.40 Sqft	908.46 Sqft.	663.24 Sqft
21	18	1499.40 Sqft	908.46 Sqft.	801.40 Sqft
22	19	1499.40 Sqft	908.46 Sqft.	663.24 Sqft
23	20	1499.40 Sqft	908.46 Sqft.	663.24 Sqft
24	22	1163.34 Sqft	845.19 Sqft	801.40 Sqft

0.40 % Share i.e 684.5 Sqft. @ 1750 Sqft amounting to Rs.11,98,750/- is adjusted with the advance taken at the time of Agreement and GPA.

.....

M/s Skyies Infrahome (OPC) Pvt. Ltd., represented through its Managing Director, Sri Animesh Swain, is a private limited company incorporated under the companies Act, 1956 along with Certificate of Incorporation ID No. U45500OR2017OPC027479 for the year 2017 and having its Regd. Office/ Head Office At- HIG-1/14, Kapila Prasad, Near



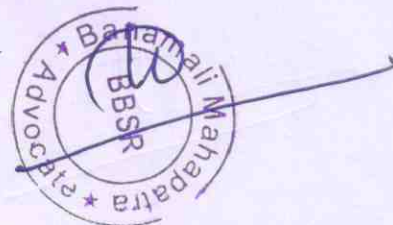
lingaraj Station, PS- Airfield, Bhubaneswar, Dist.- Khordha, Odisha is a construction company carrying on the business of builders, construction and also carries on the business of property. The Certificate of Incorporation & Memorandum of Article of Association has been verified. The M/s Skyies Infrahome (OPC) Pvt. Ltd., will construct a Group Housing Duplex Project as per the BDA, Bhubaneswar approved layout building plan in the project named and styled as "SWARNA BHUMI" situated in Mouza-Panchangaon.

It is further observed that, the extract of resolution passed in the meeting of the Board of Directors of M/s Skyies Infrahome (OPC) Pvt. Ltd., *(A Private Limited Company incorporated under the Companies Act, 1956)* held at the registered office of the Company has been duly recorded in the minutes book of the said company. It is resolved that , Sri Animesh Swain, Managing Director, M/s. Evos Buildcon Pvt. Ltd., is the authorized signatory and he will sign and execute all acts and deeds relating to Company, financial transaction with Bank as well as individual customers relating to the Project "SWARNA BHUMI" situated in Mouza-Panchangaon.

The land owners have acquired clear, absolute, valid and marketable title in respect of above said property by virtue of Regd. Sale Deeds and are in peaceful possession without any interruption over the property. The prospective purchasers of the project will acquire clear, absolute, valid and marketable title in respect of their individual Duplex house with interest of land in the project after execution and registration of sale deed in their favour.

By virtue of the aforesaid Regd. Deed of GPA Documents as well as. Regd. agreement for Development Documents in favour of M/s Skyies Infrahome (OPC) Pvt. Ltd. represented through its Director is entitle to develop the land into a group Housing Duplex Project in the name and style as "SWARNA BHUMI" situated in Mouza-Panchangaon as per the building plan approved by the BDA, Bhubaneswar.

I have verified the flow of title and present Record of Rights in the office of Tahasildar, Jatni, Sub-Registrar, Jatni, other concerned offices and after thorough verification, it is found that there is no legal impediment for



the equitable mortgage in respect of the present property.

I have verified the POAs relating to the project "SWARNA BHUMI" situated in Mouza-Panchangaon and certify that,

- 1) The title investigation has been done on the basis of Original General POAs which are genuine.
- 2) The POAs are valid & enforceable and the granters of POAs are alive.
- 3) In my search report in the books of sub register office & verification of Encumbrance certificate reveals that the principal owner has not disposed/alienated the properties at the time of execution of POAs Deed.
- 4) The POAs are executed for carrying out bonafide transaction for conveying the title to the properties and is not in lieu of Conveyance Deed.

5. Title Deeds/ documents details under which ownership is acquired :

SET-1

1. Settlement ROR in respect of Khata No.36, published in the year 1962 in the name of Udyanath Singh, S/o- Prahallad Singh of Mouza-Panchangaon (Certified Copy)
2. Regd. Deed of Sale No.1408 dtd.19.08.1989 executed by Sri Narendra Nath Singh, S/o- Late Udyanath Singh in favour of Sri Bairagi Pradhan, S/o- Late Golekha Pradhan. (Original)
3. Mutation RoR in respect of Khata No.469/261 of Mouza-Panchangaon in the names of Rajani Prava Pradhan, W/o- Bairagi Pradhan, Pradyumna Kumar Pradhan, S/o- Bairagi Pradhan and Puspita Pradhan, D/o- Bairagi Pradhan. (Original)
4. Certified Copy of the Order Sheet in Mutation Case No.2855/2006. (Original)
5. Conversion RoR in respect of Khata No.469/261 of Mouza-Panchangaon in the names of Rajani Prava Pradhan, W/o- Bairagi Pradhan, Pradyumna Kumar Pradhan, S/o- Bairagi Pradhan and Puspita Pradhan, D/o- Bairagi Pradhan. (Certified Copy)



6. Revenue Rent Receipt No.AAM 3394277 dtd.03.08.2019 paid by Rajani Prava Pradhan in respect of Khata No.469/261 of Mouza- Panchangaon for the year 2019-20. (Original)

SET-II

7. Certified Copy of the Regd. Deed of Sale No.78 dtd.04.01.1965 executed by Smt. Haramani Devi in favour of Smt. Keli Dei. (Original)
8. Regd. Deed of Sale No.6465 dtd.20.06.1969 executed by Smt. Keli Dei in favour of Sri Golekha Pradhan. (Original)
9. Mutation ROR in respect of Khata No.469/63 of Mouza- Panchangaon in the name of Rajani Prava Pradhan and Pradyumna Kumar Pradhan. (Certified Copy)
10. Certified Copy of the Order Sheet in Mutation Case No.3152/2008. (Original)
11. Conversion ROR in respect of Khata No.469/63 of Mouza- Panchangaon in the name of Rajani Prava Pradhan and Pradyumna Kumar Pradhan. (Certified Copy)
12. Regd. Relinquishment Deed bearing Document No.11122001183 dtd.02.03.2020 executed by Puspita Harichandan@Pradhan in favour of Rajani Prava Pradhan and Pradyumna Kumar Pradhan. (Original)
13. Revenue Rent Receipt No.AAM 3394276 dtd.03.08.2019 paid by Rajani Prava Pradhan in respect of Khata No.469/261 of Mouza- Panchangaon for the year 2019-20. (Original)
14. Notarised Development Agreement bearing Sl. No.741 dtd.20.04.2018 executed by Rajani Prava Pradhan, Pradyumna Kumar Pradhan and Puspita Harichandan @ Pradhan Between M/s Skyies Infrahome (OPC) Pvt. Ltd., represented by its Managing Director Sri Animesh Swain. (Original)
15. Notarised Development Agreement bearing Sl. No.1039 dtd.20.04.2018 executed by Rajani Prava Pradhan and Pradyumna Kumar Pradhan Between M/s Skyies Infrahome (OPC) Pvt. Ltd., represented by its Managing Director Sri Animesh Swain. (Original)
16. Notarised Development Agreement bearing Sl. No.742 dtd.20.04.2018



executed by Rajani Prava Pradhan and Pradyumna Kumar Pradhan Between M/s Skyies Infrahome (OPC) Pvt. Ltd., represented by its Managing Director Sri Animesh Swain. (Original)

- 17.Regd. Deed of GPA bearing Document No.11121801708 dtd.21.04.2018 executed by Rajani Prava Pradhan, Pradyumna Kumar Pradhan and Puspita Harichandan @ Pradhan in faovur of M/s Skyies Infrahome (OPC) Pvt. Ltd., represented by its Managing Director Sri Animesh Swain. (Original)
- 18.Regd. Deed of GPA bearing Document No.11121802374 dtd.01.06.2018 executed by Rajani Prava Pradhan and Pradyumna Kumar Pradhan in faovur of M/s Skyies Infrahome (OPC) Pvt. Ltd., represented by its Managing Director Sri Animesh Swain. (Original)
- 19.Regd. Deed of GPA bearing Document No.11121801707 dtd.21.04.2018 executed by Rajani Prava Pradhan and Pradyumna Kumar Pradhan in faovur of M/s Skyies Infrahome (OPC) Pvt. Ltd., represented by its Managing Director Sri Animesh Swain. (Original)
- 20.Regd. Deed of GPA bearing Document No.11121900107 dtd.05.01.2019 executed by Rajani Prava Pradhan and Pradyumna Kumar Pradhan in faovur of M/s Skyies Infrahome (OPC) Pvt. Ltd., represented by its Managing Director Sri Animesh Swain. (Original)
- 21.Plan Approval Letter No.759 dtd.09.01.2020 issued by Bhubaneswar Development Authority in favour of Rajani Prava Pradhan, Pradyumna Kumar Pradhan and Puspita harichandan for construction of 24 nos. of residential Duplexes over their plots at Mouza-Panchangaon. (Original)
- 22.BDA Approved Lay out Plan. (Original)
- 23.Un-Regd. Agreement for allocation of share dt.15.03.2020 executed between M/s Skyies Infrahome (OPC) Pvt. Ltd., (a Company incorporated under the companies Act, 1956) represented by its Managing Director Sri Animesh Swain AND Nayan Kumari Jena & Others.
- 24.Extract of Board Resolution passed by the Board of Directors of M/s Skyies Infrahome (OPC) Pvt. Ltd (Extract Copy)
- 25.Extract of Board Resolution passed by the Board of Directors of M/s



Skyies Infracore (OPC) Pvt. Ltd (Extract Copy)

26. Certificate of Incorporation bearing Corporate Identity No. U45500OR2017OPC027479 of 2010-11 of M/s Skyies Infracore (OPC) Pvt. Ltd., a Company incorporated under the Companies Act, 1956 (Self Attested Copy)
27. Memorandum of Articles of Association of M/s Skyies Infracore (OPC) Pvt. Ltd. (Self Attested Copy)
28. Brochure of the Project "SWARNA BHUMI" situated at Mouza-Panchangaon (Original)
29. **EC** issued by the Sub-Registrar, Jatni for the period of last 30 years. (Original)
30. Regd. Deed of GPA bearing Document No. 11081114947, dt.22.06.2011 executed by Rajani Prava Pradhan and Pradyumna Kumar Pradhan in faovur of M/s. Shogun Infracore Projects Pvt Ltd (Previously Known as A.P. Promoters & Developers Pvt Ltd). (Original)
31. Regd. Deed of Cancellation bearing Document No.11081508551 dt.03.10.2015 executed by Rajani Prava Pradhan and Pradyumna Kumar Pradhan in faovur of M/s. Shogun Infracore Projects Pvt Ltd. (Previously Known as A.P. Promoters & Developers Pvt Ltd. (Original)
32. Regd. Deed of GPA bearing Document No. 11081114940, dt.22.06.2011 executed by Rajani Prava Pradhan, W/o- Bairagi Pradhan, Pradyumna Kumar Pradhan, S/o- Bairagi Pradhan, and Puspita Pradhan (Harichandan), W/o, Bijaya Kumar Harichandan in faovur of M/s. Shogun Infracore Projects Pvt Ltd. (Previously Known as A.P. Promoters & Developers Pvt Ltd). (Original)
33. Regd. Deed of Cancellation bearing Document No.11081508550 dt.03.10.2015 executed by Rajani Prava Pradhan, W/o- Bairagi Pradhan, Pradyumna Kumar Pradhan, S/o- Bairagi Pradhan, and Puspita Pradhan (Harichandan), W/o, Bijaya Kumar Harichandan in faovur of M/s. Shogun Infracore Projects Pvt Ltd. (Previously Known as A.P. Promoters & Developers Pvt Ltd). (Original)

6. Certificate of Examination:

I certified that, After going through the above-referred documents and



search conducted in the office of the Sub-Registrar, Jatni, Tahasil, Jatni and office of the R.I., Pradhan Sahi and other offices, it appears that, M/s Skyies Infrahome (OPC) Pvt. Ltd., *(a Company incorporated under the companies Act, 1956)*, and having its office at HIG-1/14, Kapila Prasad, Near lingaraj Station, PS- Airfield, Bhubaneswar, Dist.- Khordha, Odisha, represented by its Managing Director, Sri Animesh Swain, S/o- Sri Rajkishore Swain as GPA holder for and on behalf of the land owners Rajani Prava Pradhan, Pradyumna Pradhan and Puspita Harichandan @ Pradhan have acquired, clear, right, title and interest in respect of the schedule of property by virtue of Regd. Sale Deeds in favour of them and they are in peaceful possession over the said schedule of property without any hindrances and without any interruption. So there is absolutely no legal impediment for over the schedule of property on which the Group Housing Duplex project will be developed by M/s Skyies Infrahome (OPC) Pvt. Ltd.

Bhubaneswar
Dt : 16.03.2020

(SRI BANAMALI MAHAPATRA)

