



BIMAL KISHORE MOHANTY

Advocate
Bhubaneswar

Enrol. No. O-131/06

OFFICE :

Plot No.3673/5483(P), Narmada
Niwas, Ground Floor, Gouri Garden,
Phase- II, Garage Chhak, Canal
Road, BBSR-2 Mob-9937153437

Date : 03 / 03 / 2025

To

M/s TIRUMALA INFRASTRUCTURE AND DEVELOPMENT PVT. LTD.
PLOT NO.N3/48, IRC VILLAGE
NEAR EKAMRA PARK, NAYAPALLI
BHUBANESWAR

Sub: Title investigation report on the question of right, title, interest and marketability of the present owner Officers' Housing Co-operative Society Ltd., having its office at Plot No.42(A), Gajapati Nagar, Bhubaneswar, Dist : Khurda (Odisha), in respect of the land as stated in the schedule below forming the subject matter of Residential Building under the name & style as "AVARTANA" to be developed by M/s TIRUMALA INFRASTRUCTURE AND DEVELOPMENT PVT. LTD., under Mouza: DARADA, Tahasil : Pipili, Dist.- Puri.

SCHEDULE OF PROPERTY

Dist.- Puri, Tahasil.- Pipili, P.S.: Puri No.69, Mouza.- DARADA				
SI No	Khata	Plot	Area	Consolidation Khata
1	429/119	433	Ac.1.600 dec	185
2	429/211	434/1009	Ac.0.985 dec	1
3	279	432	Ac.0.180 dec	279
4	429/191	431	Ac.0.780 dec	280
5	429/236	454	Ac.0.100 dec	409
6	429/224	430	Ac.0.130 dec	73
7	429/280	455/1041	Ac.0.500 dec	27
8	429/396	436	Ac.0.340 dec	402
In toto one Mouza, eight Khatas, eight Plots, total Area : Ac.4.615 decimals				



PARTICULARS OF DOCUMENTS (ALL PHOTO COPIES)

AVAILABLE WITH US FOR VERIFICATION

- 1) Copy of RSD bearing No.11531202450 dated 31/10/20012 executed by Biswambar Pradhan; in favour of present owner Officers Housing Co-operative Society Ltd., represented by President Sudhansu Sekhar Panda, son of Nityananda Panda, and Chief Executive Subash Chandra Pradhan son of Bhima Charana Pradhan, for an extent of area Ac.1.600 decimals
- 2) Copy of Correction ROR bearing Khata No. 429/119, Plot No.433, Area : Ac.1.600 decimals, Kissam : Gharabari, stands recorded in the name of present owner Officers Housing Co-operative Society Ltd., represented by its President Sudhansu Sekhar Panda, son of Nityananda Panda, and Chief Executive Subash Chandra Pradhan son of Bhima Charana Pradhan, as per ROR issued by Tahasildar Pipili vide OLR 8(A) Case No.319/2015.
- 3) Copy of RSD bearing No.11531801144 dated 31/03/2018 executed by recorded tenant Ainthu @ Ainthu @ Ainthi Sahoo son of Fakira Sahoo, in favour of Officers Housing Co-operative Society Ltd., represented by its President Ghanasyam Moharana son of Kulamani Moharana and Secretary Subash Chandra Pradhan son of Bhima Charana Pradhan, for an extent of area Ac.0.985 decimals from eastern side out of total area Ac.1.970 decimals, with due consent of Laxmidhar Sahoo, Basudeb Sahoo, Dhadi Sahoo and Lata Dei all are sons and daughter of Arjun Sahoo.
- 4) Copy of Correction ROR bearing Khata No. 429/211, Plot No.434/1009, Kissam : Gharabari, Area : Ac.0.985 decimals, stands recorded in the name of present owner Officers Housing Co-operative Society Ltd., represented by its President Ghanasyam Moharana son of Kulamani Moharana and Secretary Subash Chandra Pradhan son of Bhima Charana Pradhan, as per ROR issued by Tahasildar Pipili vide OLR 8(A) Case No.155/2019.
- 5) Copy of RSD bearing No.11531302548 dated 22/10/2013 executed by recorded tenant Benu Baral @ Benudhar Baral son of Kelu Baral in favour of Officers Housing Co-operative Society Ltd., represented by its President Sudhansu Sekhar Panda son of Nityananda Panda and Secretary Subash Chandra Pradhan son of Bhima Charan Pradhan, for entire area Ac.180 decimals.



6) Copy of Correction ROR bearing Khata No. 279, Plot No.432, Area : Ac.0.180 decimals, Kissam : Gharabari, stands recorded in the name of present owner Officers Housing Co-operative Society Ltd., represented by its President Sudhansu Sekhar Panda son of Nityananda Panda and Chief Executive Subash Chandra Pradhan son of Bhima Charan Pradhan, as per ROR issued by Tahasildar Pipili vide OLR 8(A) Case No.662/2017.

7) Copy of RSD bearing No.11531302547 dated 22/10/2013 executed by recorded tenant Benu Baral @ Benudhar Baral son of Kelu Baral and Pratap Kumar Ghadei, Sukalata Ghadei, and Ruma Khatoi all are son and daughters of other deceased recorded tenant Basanta Baral in favour of Officers Housing Co-operative Society Ltd., represented by its President Sudhansu Sekhar Panda son of Nityananda Panda and Chief Executive Subash Chandra Pradhan son of Bhima Charan Pradhan, for entire area Ac.0.780 decimals.

8) Copy of Correction ROR bearing Khata No. 429/191, Plot No.431, Area : Ac.0.780 decimals, Kissam : Gharabari, stands recorded in the name of present owner Officers Housing Co-operative Society Ltd., represented by its President Sudhansu Sekhar Panda son of Nityananda Panda and Chief Executive Subash Chandra Pradhan son of Bhima Charan Pradhan, as per ROR issued by Tahasildar Pipili vide OLR 8(A) Case No.1145/2017.

9) Copy of RSD bearing No.11531302550 dated 22/10/2013 executed by recorded tenant-cum-purchaser Pravasini Biswal @ Baral wife of Benudhar Baral and daughter of Benudhar Biswal; in favour of Officers Housing Co-operative Society Ltd., represented by its President Sudhansu Sekhar Panda son of Nityananda Panda and Chief Executive Subash Chandra Pradhan son of Bhima Charan Pradhan, for entire area Ac.0.100 decimals.

10) Copy of Correction ROR bearing Khata No. 429/236, Plot No.454, Area : Ac.0.100 decimals, Kissam : Gharabari, stands recorded in the name of present owner Officers Housing Co-operative Society Ltd., represented by its President Sudhansu Sekhar Panda son of Nityananda Panda and Chief Executive Subash Chandra Pradhan son of Bhima Charan Pradhan, as per ROR issued by Tahasildar Pipili vide OLR 8(A) Case No.3907/2021.



11)Copy of RSD bearing No.11531900424 dated 02/02/2019 executed by recorded owner Benudhar Baral son of Kelu Baral in favour of Officers Housing co-operative Society Ltd. Represented through its President Ghanashyam Moharana, S/O-Kulamani Moharana, by caste-Badhei and Secretary Subash Chandra Pradhan, S/O- Bhimacharan Pradhan, By caste-Khandayat, for entire area Ac.0.130 decimals.

12)Copy of registered deed of consent bearing No.11531900484 dated 06/02/2019 executed by Labanga @ Labangalata Barik daughter of deceased recorded tenant Kesaba Barik and Lata @ Latamani Beja daughter of deceased recorded tenant Pari Barik in favour of Benudhar Baral son of Kelu Baral for the entire area Ac.0.130 decimals.

13)Copy of Correction ROR bearing Khata No. 429/224, Plot No.430, Area : Ac.0.130 decimals, kisam : Gharabari , stands recorded in the name of Officers Housing co-operative Society Ltd. Represented through its President Ghanashyam Moharana,S/O-Kulamani Moharana, by caste-Badhei and Subash chandra Pradhan,S/O- Bhimacharan Pradhan, By caste-Khandayat, as per ROR issued by Tahasildar Pipili vide OLR U/S-8(A) Case No.-3906/21 .

14)Copy of RSD bearing No.11532000266 dated 21/01/2020 executed by purchaser Taramani swain wife of Mangaraj Swain in favour of present owner Officers Housing Co-operative Society Ltd., represented through its President Ghanashyam Moharana son of Kulamani Moharana, and Secretary Subash Chandra Pradhan son of Bhima Charana Pradhan, for an extent of area Ac.0.500 decimals from southern side out of total area Ac.1.160 decimals.

15)Copy of Correction ROR bearing Khata No. 429/280, Plot No.455/1041, Area : Ac.0.500 decimals, Kissam : Gharabari, stands recorded in the name of present owner Officers Housing Co-operative Society Ltd., represented through its President Ghanashyam Moharana son of Kulamani Moharana, and Secretary Subash Chandra Pradhan son of Bhima Charana Pradhan, as per ROR issued by Tahasildar Pipili vide OLR 8(A) Case No.3908/2021.



16)Copy of RSD bearing No.11532302074 dated 05/04/2023 executed by Laxmidhar Sahoo son of Late Balakrushna Sahoo, Harasa Prusty wife of Dinabandhu Prusty, Bilasa Sahoo wife of Rama Chandra Sahoo, Jamuna Sahoo, wife of Late Udayanath Sahoo, Bidyadhar Sahoo son of Late Udayanath Sahoo, Ullasa Sahoo wife of Arakhita Sahoo, Rahasalata Sahoo wife of Ramesh Chandra Sahoo, Subasini Sahoo wife of Kailash Chandra Sahoo, Basanti Sahoo wife of Krushna Chandra Sahoo, Pratima Sahoo wife of Subash Chandra Sahoo, in favour of present owner Officers Housing Co-operative Society Ltd., represented through its Secretary Sri Nakula Charan Swain son of Late Markanda Charan Swain and Treasurer Sri Braja Mohan Panda son of Late Naba Kishore Panda, for entire area Ac.0.340 decimals.

17)Copy of Mutation ROR bearing Khata No. 429/396, Chaka No.- 154, Plot No.436, Area : Ac.0.340 decimals, stands recorded in the name of present owner Officers Housing Co-operative Society Ltd., represented through its Secretary Sri Nakula Charan Swain son of Late Markanda Charan Swain and Treasurer Sri Braja Mohan Panda son of Late Naba Kishore Panda, as per ROR issued by Tahasildar, Pipili vide Mutation Case No.3880/2023.

18)Copy of Registered Joint Development Agreement Vide document No.11532305157 dated 15/09/2023 executed by and between present owner Officers Housing Co-operative Society Ltd and M/s TIRUMALA INFRASTRUCTURE AND DEVELOPMENT PVT. LTD.

19)Copy of Registered GPA vide document No.11532305163 dated 15/09/2023 executed by present owner Officers Housing Co-operative Society Ltd in favour of M/s TIRUMALA INFRASTRUCTURE AND DEVELOPMENT PVT. LTD.

20)Copy of approval letter of proposed building plan issued by the Bhubaneswar Development Authority vide its Letter No.BP/BDA/016646, dated 24/02/2025.

21)Copy of Corrigendum issued by Bhubaneswar Development Authority vide its Letter No.4329/BDA, Bhubaneswar dated 28/02/2025.

22)Copy of Allotment Letter/agreement executed by and between the land owners and Developer.

23)Copy of E.C. from 01/01/1995 to till date.



Dear Sir,

I, have carefully perused and scrutinized all the title deeds/documents as submitted by you, pertaining to the land in question mentioned in LOT-1 to LOT-3 as delineated in the schedule set-out above. The exercise has been undertaken with the object to find out as to whether the present owners have a clear and marketable title over the property. On perusal and assessment of records, I am submitting this report with the following findings, observations and conclusion and for the purpose of convenience, I intent to discuss the genesis and flow up title in respect of land in question.

That, the delineation of the genesis of the title to the land as per the recitals of aforesaid scrutinized documents is that, the schedule property in question appertaining to Khata No. 429/119, Plot No.433, Area : Ac.1.600 decimals, Kissam : Gharabari, stands recorded in the name of present owner Officers Housing Co-operative Society Ltd., represented by its President Sudhansu Sekhar Panda, son of Nityananda Panda, and Chief Executive Subash Chandra Pradhan son of Bhima Charana Pradhan, as per ROR issued by Tahasildar Pipili vide OLR 8(A) Case No.319/2015 on the strength of Registered Sale Deed No.11531202450 dated 31/10/2012 executed by Biswambar Pradhan, before the Sub-Registrar, Pipili.

And appertaining to Khata No. 429/211, Plot No.434/1009, Kissam : Gharabari, Area : Ac.0.985 decimals, stands recorded in the name of present owner Officers Housing Co-operative Society Ltd., represented by its President Ghanasyam Moharana son of Kulamani Moharana and Secretary Subash Chandra Pradhan son of Bhima Charana Pradhan, as per ROR issued by Tahasildar Pipili vide OLR 8(A) Case No.155/2019 on the strength of Registered Sale Deed No.11531801144 dated 31/03/2018 executed by Ainthu @ Ainthu @ Ainthi Sahoo son of Fakira Sahoo, before the Sub-Registrar, Pipili.



And appertaining to Khata No. 279, Plot No.432, Area : Ac.0.180 decimals, Kissam : Gharabari, stands recorded in the name of present owner Officers Housing Co-operative Society Ltd., represented by its President Sudhansu Sekhar Panda son of Nityananda Panda and Chief Executive Subash Chandra Pradhan son of Bhima Charan Pradhan, as per ROR issued by Tahasildar Pipili vide OLR 8(A) Case No.662/2017 on the strength of Registered Sale Deed No.11531302548 dated 22/10/2013 executed by Benu Baral @ Benudhar Baral son of Kelu Baral, before the Sub-Registrar, Pipili.

And appertaining to Khata No. 429/191, Plot No.431, Area : Ac.0.780 decimals, Kissam : Gharabari, stands recorded in the name of present owner Officers Housing Co-operative Society Ltd., represented by its President Sudhansu Sekhar Panda son of Nityananda Panda and Chief Executive Subash Chandra Pradhan son of Bhima Charan Pradhan, as per ROR issued by Tahasildar Pipili vide OLR 8(A) Case No.1145/2017 on the strength of Registered Sale Deed No.11531302547 dated 22/10/2013 executed by Benu Baral @ Benudhar Baral son of Kelu Baral and Pratap Kumar Ghadei, Sukalata Ghadei, and Ruma Khatoi, before the Sub-Registrar, Pipili.

Appertaining to Khata No. 429/236, Plot No.454, Area : Ac.0.100 decimals, Kissam : Gharabari, stands recorded in the name of present owner Officers Housing Co-operative Society Ltd., represented by its President Sudhansu Sekhar Panda son of Nityananda Panda and Chief Executive Subash Chandra Pradhan son of Bhima Charan Pradhan, as per ROR issued by Tahasildar Pipili vide OLR 8(A) Case No.3907/2021 on the strength of Registered Sale Deed No.11531302550 dated 22/10/2013 executed by Pravasini Biswal @ Baral, before the Sub-Registrar, Pipili.

Appertaining to Khata No. 429/224, Plot No.430, Area : Ac.0.130 decimals, kisam : Gharabari , stands recorded in the name of Officers Housing co-operative Society Ltd. Represented through its President Ghanashyam Moharana, S/O-Kulamani Moharana, by caste-Badhei and Subash chandra Pradhan, S/O-Bhimacharan Pradhan, By caste-Khandayat, as per ROR issued by Tahasildar Pipili vide OLR U/S-8(A) Case No.-3906/21 on the strength of Registered Sale Deed No.11531900424 dated 02/02/2019 executed by Benudhar Baral son of Kelu Baral, before the Sub-Registrar, Pipili and subsequent Consent Deed No.11531900484 dated 06/02/2019 executed by Labanga @ Labangalata Barik and Lata @ Latamani Beja.



Appertaining to Khata No. 429/280, Plot No.455/1041, Area : Ac.0.500 decimals, Kissam : Gharabari, stands recorded in the name of present owner Officers Housing Co-operative Society Ltd., represented through its President Ghanashyam Moharana son of Kulamani Moharana, and Secretary Subash Chandra Pradhan son of Bhima Charana Pradhan, as per ROR issued by Tahasildar Pipili vide OLR 8(A) Case No.3908/2021 on the strength of Registered Sale Deed No.11532000266 dated 21/01/2020 executed by Taramani swain wife of Mangaraj Swain, before the Sub-Registrar, Pipili.

Appertaining to Khata No. 429/396, Chaka No.- 154, Plot No.436, Area : Ac.0.340 decimals, stands recorded in the name of present owner Officers Housing Co-operative Society Ltd., represented through its Secretary Sri Nakula Charan Swain son of Late Markanda Charan Swain and Treasurer Sri Braja Mohan Panda son of Late Naba Kishore Panda, as per ROR issued by Tahasildar, Pipili vide Mutation Case No.3880/2023 on the strength of Registered Sale Deed No.11532302074 dated 05/04/2023 executed by Laxmidhar Sahoo, Harasa Prusty, Bilasa Sahoo, Jamuna Sahoo, Bidyadhar Sahoo, Ullasa Sahoo, Rahasalata Sahoo, Subasini Sahoo, Basanti Sahoo, Pratima Sahoo, before the Sub-Registrar, Pipili.

Since the date of purchase from its rightful owners by virtue of aforesaid registered sale deeds and after obtaining correction ROR thereafter the above named present owner were/are possessing their purchased area having every right, title and interest thereover.

The present owner have nourishing their desire to develop the above schedule land by constructing the proposed Residential building comprising independent flats / units for residential purpose as per approved building plan and accordingly the present owner have given an offer to developer to develop their land on sharing basis, to which the Develop agrees to develop the land in question by investing its own money. And accordingly the Present Owner named above have entered into a registered Joint Development Agreement Vide document No.11532305157 dated 15/09/2023, in respect of schedule land, for development of



their Land with the developer M/s TIRUMALA INFRASTRUCTURE AND DEVELOPMENT PVT. LTD., for commercial exploitation of their land in question mentioned here above, besides those agreement, the present owner has also executed a General Power of Attorney bearing GPA Deed Document No.11532305163 dated 15/09/2023, in respect of schedule land; all the above documents executed before Sub-Registrar, Pipili, appointing M/s TIRUMALA INFRASTRUCTURE AND DEVELOPMENT PVT. LTD., as their lawful Attorney, under both the General Power of Attorney as well as the Memorandum of Agreement the present land owners, named above have conferred and vested absolute right on the developer M/s TIRUMALA INFRASTRUCTURE AND DEVELOPMENT PVT. LTD., to undertake construction of residential building as well as the right to transfer the built-up space in favour of the intending purchasers. Both the General Power of Attorney and the Joint Development Agreement forms part of a composite transaction and on the basis of such documents the developer M/s TIRUMALA INFRASTRUCTURE AND DEVELOPMENT PVT. LTD., has derived the exclusive and absolute right to construct the building complex over the scheduled property.

It is relevant to mention here that, the aims and objects of the M/s TIRUMALA INFRASTRUCTURE AND DEVELOPMENT PVT. LTD., is to construct multi storied buildings comprising of independent flats/units with a view to resolve the requirement of the common citizens. Accordingly, the present owners & Developer have formulated a housing scheme over the schedule above mention land under the name & Style as "**AVARTANA**", with an intention to construct the said units/flats, the present owner through the developer have prepared and submitted the building plan before the Bhubaneswar Development Authority, which has been duly approved/sanctioned by Bhubaneswar Development Authority and permission for construction has been granted by the competent authority of BDA vide its Letter No.BP/BDA/016646, dated 24/02/2025. And inadvertently while issuing the aforesaid permission the BDA had wrongly mentioned 16 Khatas & 16 Plots which has subsequently been rectified by the BDA by issuing a Corrigendum vide its Letter No.4329/BDA dated 28/02/2025.

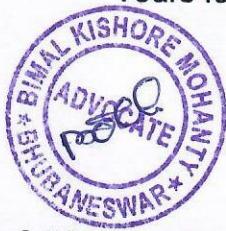


In view of the above discussions as well as perusal of all the documents available, I am of the considered opinion that the land owners named above as well as the developer M/s TIRUMALA INFRASTRUCTURE AND DEVELOPMENT PVT. LTD., have unfettered, clear and marketable title over the land in question for construction of 2 Blocks of (B+2S+24) storied Residential apartment building, as per approved building plan accorded by the Bhubaneswar Development Authority under the aforesaid approval Letter and to transfer and dispose of the built-up spaces in favour of the intending purchaser/s. The developer have the obligation of the land owner's entitlement as specified in the Memorandum of Agreement as executed between them.

All the documents perused by me are returned herewith for further action at your end.

Thanking you.

Yours faithfully,



(Bimal Kishore Mohanty)

Advocate, Bhubaneswar

E. NO - O - 131/06