



TAPAS RANJAN DAS

ADVOCATE

M.A. LL.B (ADVOCATE)

Enrolment No.O-827/1996

OFFICE :

Plot No.3673/5483(P), Narmada Niwas,
Gouri Garden, Phase- II, Garage Chhak,
Canal Road, BBIR-2
Mob : 9861061493

E-mail-tapasranjand@yahoo.com

Date : 24.08.2024

To

BUILDERS CONSORTIUM TRIDEV
M4/34, ACHARYA VIHAR
BHUBANESWAR

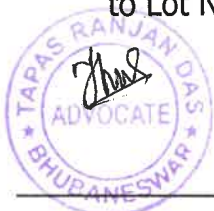
Sub: Title investigation report on the question of right, title, interest and marketability of the land owner **BUILDERS CONSORTIUM TRIDEV** in respect of the land as stated in the schedule below forming the subject matter of a proposed Residential Building under the name & style as "**EKAM**" to be constructed by **BUILDERS CONSORTIUM TRIDEV** within Mouza: **PRATAP NAGARI**, Tahasil : Cuttack Sadar, Dist.- Cuttack.

Dear Sir,

As allotted by you, I have carefully perused and scrutinized the documents as set out above. The exercise has been undertaken with the dominant object of finding out as to whether the present land owner namely **BUILDERS CONSORTIUM TRIDEV**, have clear and marketable title in respect of piece and parcel of project land in question. On perusal and assessment of the records, I am submitting this report with the following findings, observations and conclusion.

That on verification and scrutinized mentioned below documents it reveals that the project land is vast in extent and is covered under several plots and Khatahs which are contiguous and constitute a compact piece and parcel of land and the present owner named above, have purchased the same directly from rightful owners of land in question under Mouza.- Pratap Nagari through different numbers of registered sale deeds.

And for the purpose of convenience, now, I intent to discuss the genesis and follow of title in respect of land in question in details mentioned below in Lot No.1 to Lot No.14 of the schedule properties.



Professional Expertising with

Legal Consultants for Reputed Real Estate Companies, Land Disputes, DRT Matters, Page 1 of 27
Consumer Court Matters, and Many More

SCHEDULE OF PROPERTIES

Dist.- Cuttack, Tahasil.- Cuttack Sadar, P.S.: Cuttack Sadar No.43, Mouza.-
PRATAP NAGARI,

Lot No.1

Khata No.**985/665**, Plot No.**1990**, Kissam : Gharabari, measuring Area
Ac.0.180 decimals (full plot).

Lot No.2

Khata No.**11-D1**, Plot No.**1981**, Kissam : Gharabari, measuring Area
Ac.0.040 decimals (full plot).

Khata No.**90**, Plot No.**1988**, Kissam : Gharabari, measuring Area
Ac.0.120 decimals (full plot).

Khata No.**985/385**, Plot No.**1978**, Kissam : Gharabari, measuring Area
Ac.0.180 decimals (full plot).

Lot No.3

Khata No.**985/666**, Plot No.**1991**, Kissam : Gharabari, measuring Area
Ac.0.170 decimals (full plot).

Lot No.4

Khata No.**985/667**, Plot No.**1999**, Kissam : Gharabari, measuring Area
Ac.0.250 decimals (full plot) and Plot No.**2005**, Kissam : Gharabari, measuring
Area **Ac.0.400** decimals (full plot).

Lot No.5

Khata No.**985/668**, Plot No.**1998**, Kissam : Gharabari, measuring Area
Ac.0.230 decimals (full plot) and Plot No.**2006**, Kissam : Gharabari, measuring
Area **Ac.0.270** decimals (full plot).

Lot No.6

Khata No.**985/669**, Plot No.**2009**, Kissam : Gharabari, measuring Area
Ac.0.390 decimals (full plot).



Lot No.7

Khata No.**363**, Plot No.**2004**, Kissam : Gharabari, measuring Area **Ac.0.190** decimals (full plot).

Lot No.8

Khata No.**937**, Plot No.**1993**, Kissam : Gharabari, measuring Area **Ac.0.090** decimals (full plot) and Khata No.**938**, Plot No.**1995**, Kissam : Gharabari, measuring Area **Ac.0.470** decimals (full plot).

Lot No.9

Khata No.**863**, Plot No.**1987**, Kissam : Gharabari, measuring Area **Ac.0.150** decimals (full plot).

Lot No.10

Khata No.**985/1214**, Plot No.**2001**, Kissam : Gharabari, measuring Area **Ac.0.200** decimals (full plot) and Plot No.**2001/6335**, Kissam : Gharabari, measuring Area **Ac.0.140** decimals (full plot).

Lot No.11

Khata No.**985/1390**, Plot No.**1967**, Kissam : Gharabari, measuring Area **Ac.0.110** decimals (full plot) and Khata No.**985/1388**, Plot No.**2029**, Kissam : Gharabari, measuring Area **Ac.0.060** decimals (full plot).

Lot No.12

Khata No.**985/1389**, Plot No.**1966**, Kissam : Gharabari, measuring Area **Ac.0.200** decimals (full plot) and Plot No.**1966/6337**, Kissam : Gharabari, measuring Area **Ac.0.120** decimals (full plot).

Lot No.13

Khata No.**985/1383**, Plot No.**1977/3199**, Kissam : Gharabari, measuring Area **Ac.0.080** decimals (full plot).

Lot No.14

Khata No.**985/1569**, Plot No.**1989/6336**, Kissam : Gharabari, measuring Area **Ac.0.100** decimals (full plot) and Plot No.**1989/6084**, Kissam : Gharabari, measuring Area **Ac.0.250** decimals (full plot).

In toto one Mouza, 18 (eighteen) Khatas, 23 (twenty three) Plots, Total Area : **Ac.4.390** decimals.



DOCUMENTS SCRUTINIZED/VERIFICATION

LOT NO.1

- 1) Copy of ROR bearing Khata No.668, under Mouza- Pratap Nagari, recorded in the name of Binod Bihari Parida as per Consolidation ROR prepared & published by the Asst. Consolidation Officer in the year 1984-85.
- 2) Copy of GPA bearing No.- 595 dated 19/03/2010 executed by Golekh Parida in favour of Barendra Kumar Biswal.
- 3) Copy of GPA bearing No.- 573 dated 17/03/2010 executed by Prafulla Kumar Parida, Charulata Rahul and Nirupama Bhatia in favour of Barendra Kumar Biswal.
- 4) Copy of RSD bearing No.10391011757 dated 27/11/2010 executed by Barendra Kumar Biswal for and on behalf of Golekh Parida, Prafulla Kumar Parida, Charulata Rahul and Nirupama Bhatia in favour of present owner Builders Consortium Tridev.
- 5) Copy of Mutation ROR bearing Khata No.985/665, Plot No.1990, Area : Ac.0.180 decimals, Kissam : Gharabari, recorded in the name of present owner Builders Consortium Tridev, vide Mutation Case No.4552/2011.
- 6) Copy of up-to-date ground rent receipt.
- 7) Copy of E.C. from 01/01/1995 to till date.

LOT NO.2

- 8) Copy of Mutation ROR bearing Khata No.985/385, Plot No.1978, Area : Ac.0.180 decimals, Kissam : Gharabari, recorded in the name of Dilip Khandelwal, vide Mutation Case No.2607/2008.
- 9) Copy of Correction ROR bearing Khata No.90, Plot No.1988, Area : Ac.0.120 decimals, Kissam : Gharabari, recorded in the name of Dilip Khandelwal, vide Mutation Case No.2601/2008.
- 10) Copy of Mutation ROR bearing Khata No.11-D1, Plot No.1981, Area : Ac.0.040 decimals, Kissam : Gharabari-2, recorded in the name of Dilip Khandelwal, vide Mutation Case No.2599/2008.
- 11) Copy of RSD bearing No.1858 dated 12/03/2010 executed by Dilip Khandelwal in favour of Prafulla Chandra Das son of Late Sachidananda Das.
- 12) Copy of RSD bearing No.10391010997 dated 12/11/2010 executed by Prafulla Chandra Das in favour of present owner Builders Consortium Tridev.



- 13) Copy of Mutation ROR bearing Khata No.985/385, Plot No.1978, Area : Ac.0.180 decimals, Kissam : Gharabari, recorded in the name of present owner Builders Consortium Tridev, vide Mutation Case No.4551/2011.
- 14) Copy of Correction ROR bearing Khata No.90, Plot No.1988, Area : Ac.0.120 decimals, Kissam : Gharabari, recorded in the name of present owner Builders Consortium Tridev, vide Mutation Case No.4559/2011.
- 15) Copy of Correction ROR bearing Khata No.11-D1, Plot No.1981, Area : Ac.0.040 decimals, Kissam : Gharabari-2, recorded in the name of present owner Builders Consortium Tridev, vide Mutation Case No.4560/2011.
- 16) Copy of up-to-date ground rent receipt.
- 17) Copy of E.C. from 01/01/1995 to till date.

LOT NO.3

- 18) Copy of ROR bearing Khata No.872, under Mouza- Pratap Nagari, recorded in the name of Lokanath Sahoo son of Sridhar Sahoo as per Consolidation ROR prepared & published by the Asst. Consolidation Officer in the year 1984-85.
- 19) Copy of GPA bearing No.- 10391008556 dated 06/09/2010 executed by Tula Sahoo wife of Lokanath Sahoo, Bhagyadhar Sahoo, Bidyadhar Sahoo sons of Lokanath Sahoo, Sanjukta Patra, Sabita Nayak, daughters of Lokanath Sahoo in favour of Sachikanta Nayak.
- 20) Copy of RSD bearing No.10391011758 dated 27/11/2010 executed by Sachikanta Nayak for and on behalf of Tula Sahoo wife of Lokanath Sahoo, Bhagyadhar Sahoo, Bidyadhar Sahoo sons of Lokanath Sahoo, Sanjukta Patra, Sabita Nayak, daughters of Lokanath Sahoo in favour of present owner Builders Consortium Tridev.
- 21) Copy of Mutation ROR bearing Khata No.985/666, Plot No.1991, Area : Ac.0.170 decimals, Kissam : Gharabari, recorded in the name of present owner Builders Consortium Tridev, vide Mutation Case No.4557/2011.
- 22) Copy of up-to-date ground rent receipt.
- 23) Copy of E.C. from 01/01/1995 to till date.

LOT NO.4

- 24) Copy of ROR bearing Khata No.40, under Mouza- Pratap Nagari, recorded in the name of Arakhita Sahoo son of Banchhanidhi Sahoo as per Consolidation ROR prepared & published by the Asst. Consolidation Officer in the year 1984-85.



- 25) Copy of RSD bearing No.10391011532 dated 20/11/2010 executed by Arakhita Sahoo son of Banchhanidhi Sahoo in favour of present owner Builders Consortium Tridev.
- 26) Copy of Mutation ROR bearing Khata No.985/667, Plot No.1999, Area : Ac.0.250 decimals, Kissam : Gharabari and Plot No.2005, Area : Ac.0.400 decimals, Kissam : Gharabari recorded in the name of present owner Builders Consortium Tridev, vide Mutation Case No.4558/2011.
- 27) Copy of up-to-date ground rent receipt.
- 28) Copy of E.C. from 01/01/1995 to till date.

LOT NO.5

- 29) Copy of ROR bearing Khata No.266, under Mouza- Pratap Nagari, recorded in the name of Giridhari Sahoo son of Chintamani Sahoo as per Consolidation ROR prepared & published by the Asst. Consolidation Officer in the year 1984-85.
- 30) Copy of GPA bearing No.- 1040 dated 16/10/2007 executed by Sudarsan Sahoo, son of Jaykrusha Sahoo, Sukanti Sahoo, daughter of Jaykrushna Sahoo, Taruni Sahoo wife of Jaykrushna Sahoo in favour of Sachikanta Nayak.
- 31) Copy of GPA bearing No.- 40391011512 dated 19/11/2010 executed by Sakuntala Sahoo, Sachala Sahoo, daughters of Jaykrushna Sahoo, in favour of Sachikanta Nayak
- 32) Copy of RSD bearing No.10391106371 dated 28/05/2011 executed by Sachikanta Nayak for and on behalf of Sudarsan Sahoo, son of Jaykrusha Sahoo, Sukanti Sahoo, daughter of Jaykrushna Sahoo, Taruni Sahoo wife of Jaykrushna Sahoo, Sakuntala Sahoo, Sachala Sahoo, daughters of Jaykrushna Sahoo, in favour of present owner Builders Consortium Tridev.
- 33) Copy of Mutation ROR bearing Khata No.985/668, Plot No.1998, Area : Ac.0.230 decimals, Kissam : Gharabari and Plot No.2006, Area : Ac.0.270 decimals, Kissam : Gharabari, recorded in the name of present owner Builders Consortium Tridev, vide Mutation Case No.4563/2011.
- 34) Copy of up-to-date ground rent receipt.
- 35) Copy of E.C. from 01/01/1995 to till date.

LOT NO.6

- 36) Copy of ROR bearing Khata No.59, under Mouza- Pratap Nagari, recorded in the name of Adikanda Parida son of Baja Parida as per Consolidation ROR prepared & published by the Asst. Consolidation Officer in the year 1984-85.



- 37) Copy of GPA bearing No.- 1039 dated 16/10/2007 executed by Raghunath Parida son of Adikanda Parida, Satyabati Swain, Premalata Swain, daughters of Adikanda Parida in favour of Sachikanta Nayak.
- 38) Copy of RSD bearing No.10391012383 dated 14/12/2010 executed by Sachikanta Nayak for and on behalf of Raghunath Parida son of Adikanda Parida, Satyabati Swain, Premalata Swain, daughters of Adikanda Parida, in favour of present owner Builders Consortium Tridev.
- 39) Copy of Mutation ROR bearing Khata No.985/669, Plot No.2009, Area : Ac.0.390 decimals, Kissam : Gharabari, recorded in the name of present owner Builders Consortium Tridev, vide Mutation Case No.4564/2011.
- 40) Copy of up-to-date ground rent receipt.
- 41) Copy of E.C. from 01/01/1995 to till date.

LOT NO.7

- 42) Copy of ROR bearing Khata No.363, under Mouza- Pratap Nagari, recorded in the name of Tapoi Sahoo wife of Giridhari Sahoo as per Consolidation ROR prepared & published by the Asst. Consolidation Officer in the year 1984-85.
- 43) Copy of GPA bearing No.- 40391011511 dated 19/11/2010 executed by Taruni Sahoo wife of Jaykrushna Sahoo, Sukanti Sahoo, Sakuntala Sahoo, Sachala Sahoo daughters of Jaykrushna Sahoo and Sudarsan Sahoo son of Jaykrushna Sahoo, in favour of Sachikanta Nayak.
- 44) Copy of RSD bearing No.10391012384 dated 14/12/2010 executed by Sachikanta Nayak for and on behalf of Taruni Sahoo wife of Jaykrushna Sahoo, Sukanti Sahoo, Sakuntala Sahoo, Sachala Sahoo daughters of Jaykrushna Sahoo and Sudarsan Sahoo son of Jaykrushna Sahoo, in favour of present owner Builders Consortium Tridev.
- 45) Copy of Mutation ROR bearing Khata No.363, Plot No.2004, Area : Ac.0.190 decimals, Kissam : Gharabari, recorded in the name of present owner Builders Consortium Tridev, vide Mutation Case No.4562/2011.
- 46) Copy of up-to-date ground rent receipt.
- 47) Copy of E.C. from 01/01/1995 to till date.

LOT NO.8

- 48) Copy of ROR bearing Khata No.937, under Mouza- Pratap Nagari, recorded in the name of Suryamani Nayak son of Bipra Charan Nayak as per Consolidation ROR prepared & published by the Asst. Consolidation Officer in the year 1984-85.



- 49) Copy of ROR bearing Khata No.938, under Mouza- Pratap Nagari, recorded in the name of Suryamani Nayak son of Bipra Charan Nayak and Sradhamani Nayak wife of Suryamani Nayak as per Consolidation ROR prepared & published by the Asst. Consolidation Officer in the year 1984-85.
- 50) Copy of GPA bearing No.- 40391106569 dated 03/06/2011 executed by Sradhamani @ Saradhamani Nayak wife of Suryamani Nayak, Swarnalata Nayak @ Swain, Soudamini Nayak @ Jena, daughter of Suryamani Nayak, in favour of Sachikanta Nayak.
- 51) Copy of RSD bearing No.10391107081 dated 25/06/2011 executed by Sachikanta Nayak, self & on behalf of Sradhamani @ Saradhamani Nayak wife of Suryamani Nayak, Swarnalata Nayak @ Swain, Soudamini Nayak @ Jena, daughter of Suryamani Nayak, in favour of present owner Builders Consortium Tridev.
- 52) Copy of Mutation ROR bearing Khata No.937, Plot No.1993, Area : Ac.0.090 decimals, Kissam : Gharabari, recorded in the name of present owner Builders Consortium Tridev, vide Mutation Case No.4561/2011.
- 53) Copy of Mutation ROR bearing Khata No.938, Plot No.1995, Area : Ac.0.470 decimals, Kissam : Gharabari, recorded in the name of present owner Builders Consortium Tridev, vide Mutation Case No.4553/2011.
- 54) Copy of up-to-date ground rent receipt.
- 55) Copy of E.C. from 01/01/1995 to till date.

LOT NO.9

- 56) Copy of ROR bearing Khata No.863, under Mouza- Pratap Nagari, recorded in the name of Labanya Nayak wife of Khetrabasi Nayak as per Consolidation ROR prepared & published by the Asst. Consolidation Officer in the year 1984-85.
- 57) Copy of Mutation ROR bearing Khata No.863, under Mouza- Pratap Nagari, recorded in the name of Sisir Kumar Nayak son of Khetrabasi Nayak issued by Concerned Tahasildar vide Mutation Case No.720/2009.
- 58) Copy of RSD bearing No.10391308750 dated 04/12/2013 executed by Sisir Nayak, in favour of present owner Builders Consortium Tridev.
- 59) Copy of Mutation ROR bearing Khata No.863, Plot No.1987, Area : Ac.0.150 decimals, Kissam : Gharabari, recorded in the name of present owner Builders Consortium Tridev, vide Mutation Case No.4892/2014.



- 60) Copy of up-to-date ground rent receipt.
- 61) Copy of E.C. from 01/01/1995 to till date.

LOT NO.10

- 62) Copy of ROR bearing Khata No.916, under Mouza- Pratap Nagari, recorded in the name of Srikanta Satpathy son of Gopinath Satpathy as per Consolidation ROR prepared & published by the Asst. Consolidation Officer in the year 1984-85.
- 63) Copy of RSD bearing No.10391603034 dated 10/06/2016 executed by Bibhuti Bhusan Satpathy, Sheshadev Satpathy, sons of Srikanta Satpathy, Laxmipriya Satpathy, Nalini Prava Satpathy @ Pani, daughters of Srikanta Satpathy, in favour of present owner Builders Consortium Tridev.
- 64) Copy of Mutation ROR bearing Khata No.985/1214, Plot No.2001, Area : Ac.0.200 decimals, Kissam : Gharabari and Plot No.2001/6335, Area : Ac.0.140 decimals, Kissam : Gharabari, recorded in the name of present owner Builders Consortium Tridev, vide Mutation Case No.4019/2016.
- 65) Copy of up-to-date ground rent receipt.
- 66) Copy of E.C. from 01/01/1995 to till date.

LOT NO.11

- 67) Copy of ROR bearing Khata No.922, under Mouza- Pratap Nagari, recorded in the name of Kailash Chandra Satpathy, Sribatsa Satpathy as per Consolidation ROR prepared & published by the Asst. Consolidation Officer in the year 1984-85.
- 68) Copy of ROR bearing Khata No.210, under Mouza- Pratap Nagari, recorded in the name of Kailash Chandra Satpathy, Sribatsa Satpathy as per Consolidation ROR prepared & published by the Asst. Consolidation Officer in the year 1984-85.
- 69) Copy of RSD bearing No.1047 dated 19/03/1991 executed by Kailash Chandra Satpathy, Sribatsa Satpathy in favour of Srikanta Satpathy and Sukanta Satpathy.
- 70) Copy of Mutation ROR bearing Khata No.922, Plot No.2029, Chaka No.534, Area : Ac.0.060 decimals, recorded in the name of Srikanta Satpathy and Sukanta Satpathy, sons of Gopinath Satpathy, vide Mutation Case No.2109/2010.



- 71) Copy of Mutation ROR bearing Khata No.210, Plot No.1967, Chaka No.495, Area : Ac.0.110 decimals, recorded in the name of Srikanta Satpathy and Sukanta Satpathy, sons of Gopinath Satpathy, vide Mutation Case No.2110/2010.
- 72) Copy of RSD bearing No.10391801831 dated 23/03/2018 executed by Bibhuti Bhusan Satpathy, Sheshadev Satpathy, sons of Srikanta Satpathy, Laxmipriya Satpathy, Nalini Prava Satpathy @ Pani, daughters of Srikanta Satpathy, Sukanta Satpathy in favour of present owner Builders Consortium Tridev.
- 73) Copy of Mutation ROR bearing Khata No.1390, Plot No.1967, Area : Ac.0.110 decimals, Kissam : Gharabari recorded in the name of present owner Builders Consortium Tridev, vide Mutation Case No.2294/2018.
- 74) Copy of Mutation ROR bearing Khata No.985/1388, Plot No.2029, Area : Ac.0.060 decimals, Kissam : Gharabari recorded in the name of present owner Builders Consortium Tridev, vide Mutation Case No.2295/2018.
- 75) Copy of up-to-date ground rent receipt.
- 76) Copy of E.C. from 01/01/1995 to till date.

LOT NO.12

- 77) Copy of ROR bearing Khata No.932, under Mouza- Pratap Nagari, recorded in the name of Sukanta Satpathy son of Gopinath Satpathy as,per Consolidation ROR prepared & published by the Asst. Consolidation Officer in the year 1984-85.
- 78) Copy of RSD bearing No.10391801838 dated 23/03/2018 executed by Sukanta Satpathy son of Gopinath Satpathy, in favour of present owner Builders Consortium Tridev.
- 79) Copy of Mutation ROR bearing Khata No.985/1389, Plot No.1966, Area : Ac.0.200 decimals, Kissam : Gharabari and Plot No.1966/6337, Area : Ac.0.120 decimals, Kissam : Gharabari, recorded in the name of present owner Builders Consortium Tridev, vide Mutation Case No.2297/2018.



- 80) Copy of up-to-date ground rent receipt.
81) Copy of E.C. from 01/01/1995 to till date.

LOT NO.13

- 82) Copy of ROR bearing Khata No.918, under Mouza- Pratap Nagari, recorded in the name of Srikanta Satpathy, Sukanta Satpathy sons of Gopinath Satpathy as per Consolidation ROR prepared & published by the Asst. Consolidation Officer in the year 1984-85.
- 83) Copy of RSD bearing No.10391801828 dated 23/03/2018 executed by Bibhuti Bhusan Satpathy, Sheshadev Satpathy, sons of Srikanta Satpathy, Laxmipriya Satpathy, Nalini Prava Satpathy @ Pani, daughters of Srikanta Satpathy, in favour of present owner Builders Consortium Tridev.
- 84) Copy of Mutation ROR bearing Khata No.985/1383, Plot No.1977/3199, Area : Ac.0.080 decimals, Kissam : Gharabari, recorded in the name of present owner Builders Consortium Tridev, vide Mutation Case No.2291/2018.
- 85) Copy of up-to-date ground rent receipt.
86) Copy of E.C. from 01/01/1995 to till date.

LOT NO.14

- 87) Copy of ROR bearing Khata No.365, under Mouza- Pratap Nagari, recorded in the name of Tara Satpathy, wife of Gopinath Satpathy as per Consolidation ROR prepared & published by the Asst. Consolidation Officer in the year 1984-85.
- 88) Copy of RSD No.355 dated 22/01/2008 executed by Ashalata Pati wife of Rajendra Pati, daughter of Late Gopinath Satpathy (father) and Late Tara Satpathy (mother) in favour of Sukanta Satpathy, Bibhuti Bhusan Satpathy and Sheshadev Satpathy, sons of Late Srikanta Satpathy.
- 89) Copy of Deed of Relinquishment vide document No.10391801366 dated 07/03/2018 executed by Umakanta Mishra, Upendranath Mishra, Premsila Satpathy, Sarojini Dash, Annapurna Dash, Nilima Tripathy, Pratima Tripathy, Jhunubala Tripathy in favour of Sukanta Satpathy, Bibhuti Bhusan Satpathy, Sheshadev Satpathy.



- 90) Copy of Deed of Relinquishment vide document No.10391803006 dated 16/05/2018 executed by Pramila Mishra, Jyotshnarani Mohapatra, Anjana Mohapatra, Benudhar @ Ashok Kumar Mohapatra, Birabhanu Mohapatra, Banshidhar Mohapatra in favour of Sukanta Satpathy, Bibhuti Bhusan Satpathy, Sheshadev Satpathy.
- 91) Copy of RSD bearing No.10391905207 dated 11/09/2019 executed by Bibhuti Bhusan Satpathy, Sheshadev Satpathy, sons of Srikanta Satpathy, in favour of present owner Builders Consortium Tridev.
- 92) Copy of Mutation ROR bearing Khata No.985/1569, Plot No.1989/6336, Area : Ac.0.100 decimals, Kissam : Gharabari and Plot No.1989/6084, Area : Ac.0.250 decimals, Kissam : Gharabari, recorded in the name of present owner Builders Consortium Tridev, vide Mutation Case No.7681/2019.
- 93) Copy of up-to-date ground rent receipt.
- 94) Copy of approval letter of proposed building plan issued by the Cuttack Municipal Corporation vide its Letter No.755/CMC, dated 07/09/2023.
- 95) Copy of E.C. from 01/01/1995 to till date.

FLOW UP TITLE

Dear Sir,

I, have carefully perused and scrutinized all the title deeds/documents as submitted by you, pertaining to the land in question as delineated in the schedule set-out above. The exercise has been undertaken with the object to find out as to whether the present owner 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.

LOT NO.1

A delineation of the genesis of the title of piece and parcels of project land appertaining to Khata No.668, under Mouza- Pratap Nagari, recorded in the name of Binod Bihari Parida as per Consolidation ROR prepared & published by the Asst. Consolidation Officer in the year 1984-85.



That, in due course of time, the said recorded tenant, Binod Bihari Parida died since long leaving behind Golekh Parida, Prafulla Kumar Parida, Charulata Rahul and Nirupama Bhatia as his legal heirs and successors in interest who inherited the entire estate of said Binod Bihari Parida by way of inheritance.

And in the year 2010, one of the legal heir of deceased recorded tenant Binod Bihari Parida namely Golekh Parida had executed a registered General Power of Attorney in favour of Barendra Kumar Biswal vide GPA bearing No.- 595 dated 19/03/2010 in respect of his share.

And in the same year 2010, other legal heirs of deceased recorded tenant Binod Bihari Parida namely Prafulla Kumar Parida, Charulata Rahul and Nirupama Bhatia had executed a registered GPA bearing No.- 573 dated 17/03/2010 in favour of Barendra Kumar Biswal for their respective share in the land. And the said land is converted from agricultural to homestead vide OLR 8(A) Case No.1657/2010.

And by virtue of aforesaid registered General Power of Attorney the Attorney Holder Barendra Kumar Biswal had alienated the schedule land for and on behalf of Golekh Parida, Prafulla Kumar Parida, Charulata Rahul and Nirupama Bhatia vide RSD bearing No.10391011757 dated 27/11/2010 in favour of present owner Builders Consortium Tridev.

After purchasing the same, the present owner has mutated their purchased area vide Mutation Case No.4552/2011 in its name and accordingly, concerned Tahasildar after perusal of all relevant documents and after following the due procedure of Mutation manual, has issued Mutation ROR bearing Khata No.985/665, Plot No.1990, Area : Ac.0.180 decimals, Kissam : Gharabari, in the name of present owner Builders Consortium Tridev.

LOT-2

That, the delineation of the genesis of the title to the land as per the recitals of aforesaid scrutinized documents is that, the land in question appertaining to Khata No.985/385, Plot No.1978, recorded in the name of Dilip Khandelwal as per Mutation Case No. 2607/2008.

Appertaining to Khata No.90, recorded in the name of Dilip Khandelwal as per Mutation Case No.2601/2008 and also converted the same vide OLR 8(A) Case No.34/2009 and accordingly concerned Tahasildar has issued correction ROR by correcting the "Prajakhana" of Khata No.90.



Appertaining to Khata No.11-D1 recorded in the name of Dilip Khandelwal as per Mutation Case No.2599/2008.

That, after obtaining correction ROR the recorded owner Dilip Khandelwal had alienated the schedule above land in favour of Prafulla Chandra Das vide RSD No.1858 dated 12/03/2010. After purchasing the same, the said purchaser Prafulla Chandra Das had alienated his purchased area in favour of Builders Consortium Tridev vide RSD No.10391010997 dated 12/11/2010, thereafter the present owner has correct the record of rights in their name vide Mutation Case No.4551/2011, No.4559/2011 & No.4560/2011 and accordingly, concerned Tahasildar has issued correction ROR in the name of present owner Builders Consortium Tridev by correcting the "Prajakhana" of said ROR bearing Khata No.985/385, 90 & 11-D1.

LOT NO.3

A delineation of the genesis of the title of piece and parcels of project land appertaining to Khata No.872, under Mouza- Pratap Nagari, recorded in the name of Lokanath Sahoo son of Sridhar Sahoo as per Consolidation ROR prepared & published by the Asst. Consolidation Officer in the year 1984-85.

That, in due course of time said recorded tenant Lokanath Sahoo son of Sridhar Sahoo died since long leaving behind Tula Sahoo wife of Lokanath Sahoo, Bhagyadhar Sahoo, Bidyadhar Sahoo sons of Lokanath Sahoo, Sanjukta Patra, Sabita Nayak, daughters of Lokanath Sahoo as his legal heirs and successors in interest who inherited the entire estate of said Lokanath Sahoo by way of inheritance.

And in the year 2010, above named legal heirs of deceased recorded tenant Lokanath Sahoo namely Tula Sahoo wife of Lokanath Sahoo, Bhagyadhar Sahoo, Bidyadhar Sahoo sons of Lokanath Sahoo, Sanjukta Patra, Sabita Nayak, daughters of Lokanath Sahoo had executed a registered General Power of Attorney in favour of Sachikanta Nayak son of Late Suryamani Nayak vide GPA bearing No.- 10391008556 dated 06/09/2010. And the said land is converted from agricultural to homestead vide OLR 8(A) Case No.1658/2010.

And by virtue of aforesaid registered General Power of Attorney the Attorney Holder Sachikanta Nayak son of Late Suryamani Nayak had alienated the schedule land for and on behalf of Tula Sahoo wife of Lokanath Sahoo, Bhagyadhar Sahoo, Bidyadhar Sahoo sons of Lokanath Sahoo, Sanjukta Patra, Sabita Nayak, daughters of Lokanath Sahoo vide RSD bearing No.10391011758 dated 27/11/2010 in favour of present owner Builders Consortium Tridev.



After purchasing the same the present owner have mutated their purchased area vide Mutation Case No.4557/2011 and accordingly concerned Tahasildar after perusal of all relevant documents and after following the due procedure of Mutation manual have issued Mutation ROR bearing Khata No.985/666, Plot No.1991, Area : Ac.0.170 decimals, Kissam : Gharabari, in the name of present owner Builders Consortium Tridev.

LOT NO.4

A delineation of the genesis of the title of piece and parcels of project land appertaining to Khata No.40, under Mouza- Pratap Nagari, recorded in the name of Arakhita Sahoo son of Banchhanidhi Sahoo as per Consolidation ROR prepared & published by the Asst. Consolidation Officer in the year 1984-85.

That in the year 2010, above said recorded in order to meet his legal necessities had alienated the schedule land in favour of present owner Builders Consortium Tridev vide RSD bearing No.10391011532 dated 20/11/2010. And prior to execution of aforesaid sale deed the recorded owner has converted the schedule land from agricultural to homestead vide OLR 8(A) Case No.1655/2010.

After purchasing the same the present owner have mutated their purchased area vide Mutation Case No.4558/2011 and accordingly concerned Tahasildar after perusal of all relevant documents and after following the due procedure of Mutation manual have issued Mutation ROR bearing Khata Khata No.985/667, Plot No.1999, Area : Ac.0.250 decimals, Kissam : Gharabari and Plot No.2005, Area : Ac.0.400 decimals, Kissam : Gharabari, in the name of present owner Builders Consortium Tridev.

LOT NO.5

A delineation of the genesis of the title of piece and parcels of project land appertaining to Khata No.266, under Mouza- Pratap Nagari, recorded in the name of Giridhari Sahoo son of Chintamani Sahoo as per Consolidation ROR prepared & published by the Asst. Consolidation Officer in the year 1984-85.

That, in due course of time said recorded tenant Giridhari Sahoo son of Chintamani Sahoo died since long leaving behind Jaykrushna Sahoo as his only legal heir and successor in interest who inherited the entire estate of said Giridhari Sahoo by way of inheritance, which is evident from registered GPA bearing No.- 1040 dated 16/10/2007.



And in the mean time said Jaykrushna Sahoo died leaving behind Sudarsan Sahoo, Sukanti Sahoo, Sakuntala Sahoo, Sachala Sahoo, Taruni Sahoo as his legal heirs and successors in interest who inherited the entire estate of said Jaykrushna Sahoo by way of inheritance, which is evident from registered GPA bearing No.- 1040 dated 16/10/2007 and No.- 40391011512 dated 19/11/2010.

That, in the year 2007, above said legal heirs of deceased Jaykrushna Sahoo namely Sudarsan Sahoo, son of Jaykrusha Sahoo, Sukanti Sahoo, daughter of Jaykrushna Sahoo, Taruni Sahoo wife of Jaykrushna Sahoo had executed a registered GPA bearing No.- 1040 dated 16/10/2007 executed in favour of Sachikanta Nayak son of Late Suryamani Nayak, in respect of their share.

That, in the year 2007, other legal heirs of deceased Jaykrushna Sahoo namely Sakuntala Sahoo, Sachala Sahoo, daughters of Jaykrushna Sahoo, had executed a registered GPA bearing No.- 40391011512 dated 19/11/2010 in favour of Sachikanta Nayak son of Late Suryamani Nayak, in respect of their share.

And by virtue of aforesaid registered General Power of Attorney the Attorney Holder Sachikanta Nayak son of Late Suryamani Nayak had alienated the schedule land for and on behalf of Sudarsan Sahoo, son of Jaykrusha Sahoo, Sukanti Sahoo, daughter of Jaykrushna Sahoo, Taruni Sahoo wife of Jaykrushna Sahoo, Sakuntala Sahoo, Sachala Sahoo, daughters of Jaykrushna Sahoo vide RSD bearing No.10391106371 dated 28/05/2011 in favour of present owner Builders Consortium Tridev.

After purchasing the same the present owner have mutated their purchased area vide Mutation Case No.4563/2011 and accordingly concerned Tahasildar after perusal of all relevant documents and after following the due procedure of Mutation manual have issued Mutation ROR bearing Khata No.985/668, Plot No.1998, Area : Ac.0.230 decimals, Kissam : Gharabari and Plot No.2006, Area : Ac.0.270 decimals, Kissam : Gharabari, in the name of present owner Builders Consortium Tridev.

LOT NO.6

A delineation of the genesis of the title of piece and parcels of project land appertaining to Khata No.59, under Mouza- Pratap Nagari, recorded in the name of Adikanda Parida son of Baja Parida as per Consolidation ROR prepared & published by the Asst. Consolidation Officer in the year 1984-85.



That, in due course of time said recorded tenant Adikanda Parida son of Baja Parida died since long leaving behind Raghunath Parida, Satyabati Swain, Premalata Swain as his legal heirs and successor in interest who inherited the entire estate of said Adikanda Parida by way of inheritance, which is evident from registered GPA bearing No.- 1039 dated 16/10/2007.

That, in the year 2007, above said legal heirs of deceased recorded tenant Adikanda Parida namely Raghunath Parida, Satyabati Swain, Premalata Swain had executed a registered GPA bearing No.- 1039 dated 16/10/2007 in favour of Sachikanta Nayak son of Late Suryamani Nayak.

And by virtue of aforesaid registered General Power of Attorney the Attorney Holder Sachikanta Nayak son of Late Suryamani Nayak had alienated the schedule land for and on behalf of Raghunath Parida, Satyabati Swain, Premalata Swain vide RSD bearing No.10391012383 dated 14/12/2010 in favour of present owner Builders Consortium Tridev.

After purchasing the same the present owner have mutated their purchased area vide Mutation Case No.4564/2011 and accordingly concerned Tahasildar after perusal of all relevant documents and after following the due procedure of Mutation manual have issued Mutation ROR bearing Khata No.985/669, Plot No.2009, Area : Ac.0.390 decimals, Kissam : Gharabari, in the name of present owner Builders Consortium Tridev.

LOT NO.7

A delineation of the genesis of the title of piece and parcels of project land appertaining to Khata No.363, under Mouza- Pratap Nagari, recorded in the name of Tapoi Sahoo wife of Giridhari Sahoo as per Consolidation ROR prepared & published by the Asst. Consolidation Officer in the year 1984-85.

That, in due course of time said recorded tenant Tapoi Sahoo wife of Giridhari Sahoo died since long leaving behind Jaykrushna Sahoo as his only legal heir and successor in interest who inherited the entire estate of said Tapoi Sahoo by way of inheritance, which is evident from registered GPA bearing No.- 40391011511 dated 19/11/2010.



And in the mean time said Jaykrushna Sahoo died leaving behind Sudarsan Sahoo, Sukanti Sahoo, Sakuntala Sahoo, Sachala Sahoo, Taruni Sahoo as his legal heirs and successors in interest who inherited the entire estate of said Jaykrushna Sahoo by way of inheritance, which is evident from registered GPA bearing No.- 40391011511 dated 19/11/2010. And the schedule land has co

That, in the year 2010, above said legal heirs of deceased Jaykrushna Sahoo namely Taruni Sahoo wife of Jaykrushna Sahoo, Sukanti Sahoo, Sakuntala Sahoo, Sachala Sahoo daughters of Jaykrushna Sahoo and Sudarsan Sahoo son of Jaykrushna Sahoo had executed a registered GPA No.- 40391011511 dated 19/11/2010 in favour of Sachikanta Nayak son of Late Suryamani Nayak.

And by virtue of aforesaid registered General Power of Attorney the Attorney Holder Sachikanta Nayak son of Late Suryamani Nayak had alienated the schedule land for and on behalf of Taruni Sahoo wife of Jaykrushna Sahoo, Sukanti Sahoo, Sakuntala Sahoo, Sachala Sahoo daughters of Jaykrushna Sahoo and Sudarsan Sahoo son of Jaykrushna Sahoo vide RSD bearing No.10391012384 dated 14/12/2010 in favour of present owner Builders Consortium Tridev.

After purchasing the same the present owner have mutated their purchased area vide Mutation Case No.4562/2011 and accordingly concerned Tahasildar after perusal of all relevant documents and after following the due procedure of Mutation manual have issued Mutation ROR bearing Khata No.363, Plot No.2004, Area : Ac.0.190 decimals, Kissam : Gharabari, in the name of present owner Builders Consortium Tridev, by correcting the "Prajakhana" of said ROR.

LOT NO.8

A delineation of the genesis of the title of piece and parcels of project land appertaining to Khata No.937, under Mouza- Pratap Nagari, recorded in the name of Suryamani Nayak son of Bipra Charan Nayak as per Consolidation ROR prepared & published by the Asst. Consolidation Officer in the year 1984-85.

Appertaining to Khata No.938, under Mouza- Pratap Nagari, recorded in the name of son of Bipra Charan Nayak and Sradhamani Nayak wife of Suryamani Nayak as per Consolidation ROR prepared & published by the Asst. Consolidation Officer in the year 1984-85.



That, in due course of time recorded tenant Suryamani Nayak died since long leaving behind Sradhamani @ Saradamani Nayak, Swarnalata Nayak @ Swain, Soudamini Nayak @ Jena and Sachikanta Nayak as his legal heir and successor in interest who inherited the schedule land by way of inheritance, which is evident from narration made in registered GPA bearing No.- 40391106569 dated 03/06/2011.

And in the year 2007, above said legal heirs of deceased recorded tenant Suryamani Nayak, have applied before concerned Tahasildar to correct the ROR in their names vide Mutation Case No.1189/2007 in respect of Plot No.1995 and accordingly concerned Tahasildar, after perusal of all relevant documents and after following the due procedure of Mutation manual have corrected the "**Prajakhana**" of said ROR and issued correction ROR bearing Khata No. 938, Plot No.1995, Area : Ac.0.470 decimals, in their names, by deleting the name of previous recorded tenant Suryamani Nayak. Thereafter the above named recorded owners have converted the schedule land from agricultural to homestead vide OLR 8(A) Case No.1189/2007 & No.1589/2010.

That, in the year 2011, above named Sradhamani @ Saradamani Nayak, Swarnalata Nayak @ Swain, Soudamini Nayak @ Jena had executed a registered GPA No.- 40391106569 dated 03/06/2011 in favour of Sachikanta Nayak son of Late Suryamani Nayak, in respect of their share.

And by virtue of aforesaid registered General Power of Attorney the Attorney Holder Sachikanta Nayak son of Late Suryamani Nayak self and on behalf of Sradhamani @ Saradamani Nayak, Swarnalata Nayak @ Swain, Soudamini Nayak @ Jena had alienated the schedule land vide RSD bearing No.10391107081 dated 25/06/2011 in favour of present owner Builders Consortium Tridev.

After purchasing the same the present owner have mutated their purchased area vide Mutation Case No.4561/2011 & No.4553/2011 and accordingly concerned Tahasildar have issued Correction ROR bearing Khata No.937, Plot No.1993, Area : Ac.0.090 decimals, Kissam : Gharabari, in the name of present owner Builders Consortium Tridev by correcting the "Prajakhana" of said ROR and Khata No.938, Plot No.1995, Area : Ac.0.470 decimals, Kissam : Gharabari in the name of present owner Builders Consortium Tridev by correcting the "Prajakhana" of said ROR.



LOT NO.9

A delineation of the genesis of the title of piece and parcels of project land appertaining to Khata No.863, under Mouza- Pratap Nagari, recorded in the name of Labanya Nayak wife of Khetrabasi Nayak as per Consolidation ROR prepared & published by the Asst. Consolidation Officer in the year 1984-85.

That, in due course of time recorded tenant Labanya Nayak wife of Khetrabasi Nayak died since long leaving behind Sisira Kumar Nayak as his legal heir and successor in interest who inherited the schedule land by way of inheritance, which is evident from narration made in RSD bearing No.10391308750 dated 04/12/2013.

And in the year 2009, above said legal heir of deceased recorded tenant Labanya Nayak namely Sisira Kumar Nayak, have applied before concerned Tahasildar to correct the ROR in his name vide Mutation Case No.720/2009 and accordingly concerned Tahasildar, after perusal of all relevant documents have corrected the "**Prajakhana**" of said ROR and issued correction ROR bearing Khata No. 863, Plot No.1987, Area : Ac.0.150 decimals, in his name, by deleting the name of previous recorded tenant Labanya Nayak.

That, in the year 2013, above said recorded owner Sisir Nayak son of Khetrabasi Nayak had alienated the schedule land in favour of present owner Builders Consortium Tridev vide RSD bearing No.10391308750 dated 04/12/2013.

After purchasing the same the present owner have mutated their purchased area vide Mutation Case No.4892/2014 and accordingly concerned Tahasildar have issued Mutation ROR bearing Khata No.863, Plot No.1987, Area : Ac.0.150 decimals, in the name of present owner Builders Consortium Tridev by correcting the "Prajakhana" of said ROR and in the year 2015 the present owner has converted the same from agricultural to homestead vide OLR 8(A) Case No.779/2015.

LOT NO.10

A delineation of the genesis of the title of piece and parcels of project land appertaining to Khata No.916, under Mouza- Pratap Nagari, recorded in the name of Srikanta Satpathy son of Gopinath Satpathy as per Consolidation ROR prepared & published by the Asst. Consolidation Officer in the year 1984-85.



That, in due course of time recorded tenant Srikanta Satpathy died since long leaving behind Bibhuti Bhusan Satpathy, Sheshadev Satpathy, Laxmipriya Satpathy, Nalini Prava Satpathy @ Pani, as his legal heirs and successors in interest who inherited the schedule land by way of inheritance, which is evident from narration made in RSD bearing No.10391603034 dated 10/06/2016.

That, in the year 2016, above said legal heirs of deceased recorded tenant Srikanta Satpathy namely Bibhuti Bhusan Satpathy, Sheshadev Satpathy, Laxmipriya Satpathy, Nalini Prava Satpathy @ Pani, had alienated the schedule land in favour of present owner Builders Consortium Tridev vide RSD No.10391603034 dated 10/06/2016.

After purchasing the same the present owner have mutated their purchased area vide Mutation Case No.4019/2016 and accordingly concerned Tahasildar after perusal of all relevant documents and after following the due procedure of Mutation manual have issued Mutation ROR bearing Khata No.985/1214, Plot No.2001, Area : Ac.0.200 decimals, and Plot No.2001/6335, Area : Ac.0.140 decimals, in the name of present owner Builders Consortium Tridev and in the year 2022 the present owner has converted the same from agricultural to homestead vide OLR 8(A) Case No.10724/2022 & No.10723/2022.

LOT NO.11

A delineation of the genesis of the title of piece and parcels of project land appertaining to Khata No.922, under Mouza- Pratap Nagari, recorded in the name of Kailash Chandra Satpathy, Sribatsa Satpathy as per Consolidation ROR prepared & published by the Asst. Consolidation Officer in the year 1984-85.

Appertaining to Khata No.210, under Mouza- Pratap Nagari, recorded in the name of Kailash Chandra Satpathy, Sribatsa Satpathy as per Consolidation ROR prepared & published by the Asst. Consolidation Officer in the year 1984-85.

That, in the year 1991, above named recorded tenants Kailash Chandra Satpathy, Sribatsa Satpathy had alienated the schedule land in favour of Srikanta Satpathy and Sukanta Satpathy vide RSD bearing No.1047 dated 19/03/1991, which is evident from narration made in RSD No.10391801831 dated 23/03/2018.



After purchasing the same said Srikanta Satpathy and Sukanta Satpathy have mutated their purchased area vide Mutation Case No.2109/2010 & No.2110/2010 and accordingly concerned Tahasildar have issued Mutation ROR bearing Khata No.922, Plot No.2029, Chaka No.534, Area : Ac.0.060 decimals and Khata No.210, Plot No.1967, Chaka No.495, Area : Ac.0.110 decimals, in their names.

And in the meantime one of the recorded tenant Srikanta Satpathy died leaving behind Bibhuti Bhusan Satpathy, Sheshadev Satpathy, sons of Srikanta Satpathy, Laxmipriya Satpathy, Nalini Prava Satpathy @ Pani, daughters of Srikanta Satpathy, Sukanta Satpathy as his legal heirs and successors in interest who inherited the share of said Srikanta Satpathy by way of inheritance, which is evident from No.10391801831 dated 23/03/2018.

That in the year 2018, above said legal heirs of deceased recorded owner Srikanta Satpathy namely Bibhuti Bhusan Satpathy, Sheshadev Satpathy, sons of Srikanta Satpathy, Laxmipriya Satpathy, Nalini Prava Satpathy @ Pani, daughters of Srikanta Satpathy, Sukanta Satpathy along with alive recorded tenant Sukanta Satpathy had alienated the schedule land in favour of the present owner Builders Consortium Tridev.

After purchasing the same the present owner have mutated their purchased area vide Mutation Case No.2294/2018 & No.2295/2018 and accordingly concerned Tahasildar after perusal of all relevant documents and after following the due procedure of Mutation manual have issued Mutation ROR bearing Khata No.985/1390, Plot No.1967, Area : Ac.0.110 decimals, and Khata No.985/1388, Plot No.2029, Area : Ac.0.060 decimals, in the name of present owner Builders Consortium Tridev and in the year 2022 the present owner has converted the same from agricultural to homestead vide OLR 8(A) Case No.594/2022 & No.595/2022.

LOT NO.12

A delineation of the genesis of the title of piece and parcels of project land appertaining to Khata No.932, under Mouza- Pratap Nagari, recorded in the name of Sukanta Satpathy son of Gopinath Satpathy as per Consolidation ROR prepared & published by the Asst. Consolidation Officer in the year 1984-85.

That, in the year 2018, above named recorded tenant Sukanta Satpathy had alienated the schedule land in favour of present owner Builders Consortium Tridev vide RSD bearing No.10391801838 dated 23/03/2018.



After purchasing the same the present owner have mutated their purchased area vide Mutation Case No.2297/2018 and accordingly concerned Tahasildar after perusal of all relevant documents and after following the due procedure of Mutation manual have issued Mutation ROR bearing Khata No.985/1389, Plot No.1966, Area : Ac.0.200 decimals, and Plot No.1966/6337, Area : Ac.0.120 decimals, in the name of present owner Builders Consortium Tridev and in the year 2022 the present owner has converted the same from agricultural to homestead vide OLR 8(A) Case No.10762/2022 & No.10722/2022.

LOT NO.13

A delineation of the genesis of the title of piece and parcels of project land appertaining to Khata No.918, under Mouza- Pratap Nagari, recorded in the name of Srikanta Satpathy, Sukanta Satpathy sons of Gopinath Satpathy as per Consolidation ROR prepared & published by the Asst. Consolidation Officer in the year 1984-85.

That, in due course of time recorded tenant Srikanta Satpathy died since long leaving behind Bibhuti Bhusan Satpathy, Sheshadev Satpathy, Laxmipriya Satpathy, Nalini Prava Satpathy @ Pani, as his legal heirs and successors in interest who inherited the share of said Srikanta Satpathy by way of inheritance, which is evident from narration made in RSD bearing No.10391801828 dated 23/03/2018.

That, in the year 2018, above said legal heirs of deceased recorded tenant Srikanta Satpathy namely Bibhuti Bhusan Satpathy, Sheshadev Satpathy, Laxmipriya Satpathy, Nalini Prava Satpathy @ Pani, had alienated extent of area Ac.0.080 decimals out of Ac.0.160 decimals in favour of present owner Builders Consortium Tridev, vide RSD No.10391801828 dated 23/03/2018 with due consent of other recorded tenant Sukanta Satpathy.

After purchasing the same the present owner have mutated their purchased area vide Mutation Case No.2291/2018 and accordingly concerned Tahasildar after perusal of all relevant documents and after following the due procedure of Mutation manual have issued Mutation ROR bearing Khata No.985/1383, Plot No.1977/3199, Area : Ac.0.080 decimals, in the name of present owner Builders Consortium Tridev and in the year 2022 the present owner has converted the same from agricultural to homestead vide OLR 8(A) Case No.592/2022.



LOT NO.14

A delineation of the genesis of the title of piece and parcels of project land appertaining to Khata No.365, under Mouza- Pratap Nagari, recorded in the name of Tara Satpathy, wife of Gopinath Satpathy as per Consolidation ROR prepared & published by the Asst. Consolidation Officer in the year 1984-85.

That, in due course of time recorded tenant Tara Satpathy died since long leaving behind Ashalata Satpathy @ Pati, Nayana Satpathy, Sunamani Satpathy, Ratnamani Satpathy, Jatnamani Satpathy, Sukanta Satpathy and Srikanta Satpathy as his legal heirs and successors in interest who inherited the share of said Tara Satpathy by way of inheritance, which is evident from the narration made in RSD bearing No.355 dated 22/01/2008.

And in the meantime one of the legal heir namely Srikanta Satpathy died leaving behind Bibhuti Bhusan Satpathy and Sheshadev Satpathy, Laxmipriya Satpathy, Nalini Prava Satpathy @ Pani, as his legal heirs and successors in interest who inherited the share of Srikanta Satpathy by way of inheritance, which is evident from RSD bearing No.10391603034 dated 10/06/2016.

That, in the year 2008, one of the legal heir of deceased recorded tenant Tara Satpathy namely Ashalata Satpathy @ Pati had alienated her 1/7th share in favour of Sukanta Satpathy, Bibhuti Bhusan Satpathy and Sheshadev Satpathy, sons of Late Srikanta Satpathy vide RSD No.355 dated 22/01/2008.

And another legal heir of deceased recorded tenant Tara Satpathy namely Jatnamani Satpathy @ Mishra died leaving behind Umakanta Mishra, Upendranath Mishra, Premasila Satpathy, Sarojini Dash, Annapurna Dash, Nilima Tripathy, Pratima Tripathy, Jhunubala Tripathy as her legal heirs and successors in interest who inherited the share of said Jatnamani Satpathy @ Mishra by way of inheritance, which is evident from Deed of Relinquishment vide document No.10391801366 dated 07/03/2018.

That, in the year 2018, above said legal heirs of deceased Jatnamani Satpathy @ Mishra namely Umakanta Mishra, Upendranath Mishra, Premasila Satpathy, Sarojini Dash, Annapurna Dash, Nilima Tripathy, Pratima Tripathy, Jhunubala Tripathy had relinquished their right, title and interest in favour of Sukanta Satpathy, Bibhuti Bhusan Satpathy, Sheshadev Satpathy by executing a registered Deed of Relinquishment vide document No.10391801366 dated 07/03/2018, in respect of their share.



And another legal heir of deceased recorded tenant Tara Satpathy namely Nayana Satpathy @ Mohapatra died leaving behind Pramila Mishra, Jyotshnarani Mohapatra, Anjana Mohapatra, Benudhar @ Ashok Kumar Mohapatra, Birabhanu Mohapatra, Banshidhar Mohapatra as her legal heirs and successors in interest who inherited the share of said Nayana Satpathy @ Mohapatra by way of inheritance, which is evident from Deed of Relinquishment vide document No.10391803006 dated 16/05/2018.

That, in the year 2018, above said legal heirs of deceased Nayana Satpathy @ Mohapatra namely Pramila Mishra, Jyotshnarani Mohapatra, Anjana Mohapatra, Benudhar @ Ashok Kumar Mohapatra, Birabhanu Mohapatra, Banshidhar Mohapatra had relinquished their right, title and interest in favour of Sukanta Satpathy, Bibhuti Bhusan Satpathy, Sheshadev Satpathy by executing a registered Deed of Relinquishment vide document No.10391803006 dated 16/05/2018, in respect of their share.

And thereafter above said Sukanta Satpathy, Bibhuti Bhusan Satpathy, Sheshadev Satpathy became the absolute owners of the schedule land having every right, title and interest thereover.

That, in the year 2019, above said Sukanta Satpathy, Bibhuti Bhusan Satpathy, Sheshadev Satpathy had alienated the schedule land in favour of present owner Builders Consortium Tridev, vide RSD No.10391905207 dated 11/09/2019.

After purchasing the same the present owner have mutated their purchased area vide Mutation Case No.7681/2019 and accordingly concerned Tahasildar after perusal of all relevant documents and after following the due procedure of Mutation manual have issued Mutation ROR bearing Khata No.985/1569, Plot No.1989/6336, Area : Ac.0.100 decimals, and Plot No.1989/6084, Area : Ac.0.250 decimals, in the name of present owner Builders Consortium Tridev and in the year 2022 the present owner has converted the same from agricultural to homestead vide OLR 8(A) Case No.10721/2022 & No.10720/2022.



Since the date of purchase the present owner Builders Consortium Tridev have derived right, title and interest in respect of their purchased area by virtue of aforesaid scrutinized documents mentioned in Lot No.1 to Lot No.14.

In view of the above discussions made in the foregoing paragraphs, the present owner is in peaceful possession over the schedule property by virtue of aforesaid Sale deeds from the date of purchase. The recitals of the above Sale Deeds establish that, there is a transfer of all right, title and interest in favour of the above named present owner. The Sale deeds have been executed by the rightful owners and the title has been passed in favour of the present owner leaving no breakup and missing link in the chain of title.

The certificates of encumbrances reveals that the entire property (land parcel) is not subjected to any other undisclosed charges or encumbrances.

The land in question is not ceiling surplus land.

The land in question is also not the subject matter of any land acquisition or proceeding for any public purpose.

The present Owner (Recorded Tenant) is nourishing its desire to develop the above schedule land by constructing high-rise Residential building comprising independent flats/units for residential purpose as per a composite and comprehensive plans and the aims and objects of the present Owner (Recorded Tenant) **BUILDERS CONSORTIUM TRIDEV** 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 owner, **BUILDERS CONSORTIUM TRIDEV**, has execute the construction work of proposed residential building under the name & Style as "**EKAM**", over the schedule above land morefully described in (LOT-1 to LOT-14) within the approved building plan, which has been duly approved/sanctioned by City Planner, Cuttack Municipal Corporation (CMC), in accordance with the provisions under Sub-Section(3)of the Section-16 of the Odisha Development Authorities Act, 1982, (Planning and Building Standard Regulations) and permission for construction has been granted by Cuttack Municipal Corporation vide its Approval Letter No.389/CMC, dated 22/07/2024, in File BP No.303/2021.



In view of the above discussions as well as perusal of all the documents available, I am of the considered opinion that the present Owner (Recorded Tenant) /Developer, **BUILDERS CONSORTIUM TRIDEV**, has unfettered, clear and marketable title over the land in question by constructing a Residential building as per approved building plan accorded by the Cuttack Development Authority under the aforesaid approval letter and entitled to transfer and dispose of the built-up spaces/Apartment/Unit in favour of its intending purchaser/s.

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

Thanking you.

Yours faithfully,



(Tapas Ranjan Das)
Advocate, Bhubaneswar