



Ref. No. 08/25

Date 11/06/2025

To,
The Managing Director,
MAHODADHI HOMES PVT. LTD,
Bhubaneswar.

Dear Sir/Mam,

Reg: Title Opinion on the property of pertaining to Khata No.635/784, Plot No-2069/8929, Area-Ac.0.270dec. & Khata No.635/744, Plot No-2069, Area-Ac.0.270dec. & Khata No.635/785, Plot No-2072/9014, Area-Ac.0.058dec. situated in Mouza- Sainda & Khata No.498/911, Plot No-1271/2563, Area-Ac.0.032dec. situated in Mouza-Nuahat, under DSRO/Tahasil- Cuttack.

1. **Name of the land owner:-** Raghupati Estate and Holding Pvt. Ltd. represented through its Managing Director Sri Pravat Kumar Nanda, Office At- Samanta Sahi, P.S.: Purighat, Dist- Cuttack, Odisha.
2. **Name and address of Builder/Developer:-** M/s. Mahodadhi Homes Pvt. Ltd. Represented through its Managing Director Ashok Kumar Baral, office At- Plot No.N3/457, IRC Village, P.O./P.S.: Nayapalli, Bhubaneswar, Dist- Khurda, Odisha.
3. **Particulars of Documents seen by me:-**

Mouza-Sainda,
SET-1

- 1) Hal Settlement ROR finally published on Dtd.23.04.1984 issued in the joint names of Snehalata Dalei, W/o. Daitari Dalei, Ramakanta Dalei, S/o. Daitari Dalei & Dhruba Dalei, S/o. Nidhi Dalei in respect of Khata No.323, under Mouza- Sainda. (Net Copy)
- 2) Regd. Sale Deed bearing Document No.10391604712, Dtd.21.09.2016 executed by Dhruba Dalei, S/o. Nidhi Dalei with the consent of Lata Das & Sandhyarani Pattnayak, both are daughters of Late Nidhi Dalei in favour of Raghupati Estate and Holding Pvt. Ltd. represented through its Managing Director Sri Pravat Kumar Nanda. (Original)
- 3) The Tahasildar, Sadar Cuttack vide its Mutation Case no.6340/2016 issued mutation ROR in the name of Raghupati Estate and Holding Pvt. Ltd. represented through its Managing Director Sri Pravat Kumar Nanda in respect of Khata No.635/744, under Mouza- Sainda. (Original)
- 4) Revenue rent receipt bearing No.2025-260304006300126, Dtd.06.06.2025 paid by land owner in his own name for the year 2025-26. (Original)





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- 5) Regd. Sale Deed bearing Document No.10391104465, Dtd.18.04.2011 executed by Snehalata Dalei, W/o. Daitari Dalei, Ramakanta Dalei, S/o. Daitari Dalei with the consent of Dhruba Dalei, S/o. Nidhi Dalei, Lata Das & Sandhyarani Pattnayak, both are daughters of Late Nidhi Dalei in favour of Smrutirekha Debata, W/o. Yudhistira Debata. (Original)
- 6) The Tahasildar, Sadar Cuttack vide its Mutation Case no.1948/2012 issued mutation ROR in the name of Smrutirekha Debata in respect of Khata No.635/431, under Mouza- Sainda. (Original)
- 7) Regd. Sale Deed bearing Document No.10391703089, Dtd.10.07.2017 executed by Smrutirekha Debata, W/o. Yudhistira Debata in favour of Dreams Destination Developers Pvt. Ltd. represented through its Director Smt. Nitushree Patra. (Original)
- 8) Regd. Sale Deed bearing Document No.10391703303, Dtd.24.07.2017 executed by Dreams Destination Developers Pvt. Ltd. represented through its Director Smt. Nitushree Patra in favour of Raghupati Estate and Holding Pvt. Ltd. represented through its Managing Director Sri Pravat Kumar Nanda. (Original)
- 9) The Tahasildar, Sadar Cuttack vide its Mutation Case no.4381/2017 issued mutation ROR in the name of Raghupati Estate and Holding Pvt. Ltd. represented through its Managing Director Sri Pravat Kumar Nanda in respect of Khata No.635/784, under Mouza- Sainda. (Original)
- 10) Revenue rent receipt bearing No.2025-260304006300125, Dtd.06.06.2025 paid by land owner in his own name for the year 2025-26. (Original)

SET-3

- 11) Hal Settlement ROR finally published on Dtd.23.04.1984 issued in the joint names of Jobeda Bibi, Sakina Bibi, Amina Bibi, Rihana Bibi, Jaina Begum, Jasmin Sa, all are daughters of Majubul Sa & Abdul Sa, Raheman Sa, Rajaman Sa, Arfan Sa & Suleman Sa, all are sons of Late Panchakadi Sa in respect of Khata No.35, under Mouza- Sainda. (Net Copy)
- 12) Regd. Sale Deed bearing Document No.10391209045, Dtd.29.08.2012 executed by Arfan Sa, S/o. Panchu @ Panchakadi Sa in favour of Sekh Etar & Sekh Satar, both are sons of Arphan Sa. (Original)
- 13) The Tahasildar, Sadar Cuttack vide its Mutation Case no.5601/2012 issued mutation ROR in the name of Sekh Etar & Sekh Satar in respect of Khata No.635/682, under Mouza- Sainda. (Original)
- 14) Regd. Sale Deed bearing Document No.10391603386, Dtd.28.06.2016 executed by Sekh Etar, S/o. Arphan Sa with the consent of Sekh Satar, S/o. Arphan Sa in favour of Yudhistira Debata, S/o. Late Sudarsana Debata. (Original)
- 15) The Tahasildar, Sadar Cuttack vide its Mutation Case no.4649/2016 issued mutation ROR in the name of Yudhistira Debata in respect of Khata No.635/735, under Mouza- Sainda. (Original)





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- 16) Regd. Sale Deed bearing Document No.10391603388, Dtd.10.07.2017 executed by Yudhistira Debata, S/o. Late Sudarsana Debata in favour of Dreams Destination Developers Pvt. Ltd. represented through its Director Smt. Nitushree Patra. (Original)
- 17) Regd. Sale Deed bearing Document No.10391703302, Dtd.21.07.2017 executed by Dreams Destination Developers Pvt. Ltd. represented through its Director Smt. Nitushree Patra in favour of Raghupati Estate and Holding Pvt. Ltd. represented through its Managing Director Sri Pravat Kumar Nanda. (Original)
- 18) The Tahasildar, Sadar Cuttack vide its Mutation Case no.4379/2017 issued mutation ROR in the name of Raghupati Estate and Holding Pvt. Ltd. represented through its Managing Director Sri Pravat Kumar Nanda in respect of Khata No.635/785, under Mouza- Sainda. (Original)
- 19) Revenue rent receipt bearing No.2025-260304006300124, Dtd.06.06.2025 paid by land owner in his own name for the year 2025-26. (Original)

Mouza-Nuahat,

SET-4

- 20) Hal Settlement ROR finally published on Dtd.23.04.1984 issued in the joint names of Jasman Sa, Jobeda Bibi, Sakina Bibi, Amina Bibi, Rihana Bibi, Jaena Begum, all are daughters of Makabul Sa, Raheman Sa, Rajaman sa, Arphan Sa, saliman Sa, all are sons of Panchu Sa, Osiman Sa, S/o. Makabul Sa, Dhani Sa, Julfan Bibi, sons and daughters of Naga Sa, Rafik Sa, Rasid Sa, Bofat Sa, Buljar, Sa, S/o. Najibul Sa, Huria Bibi, W/o. Najibul Bibi, Rahemat Sa, Asraf Sa, Baitula Sa, S/o. Garibulla Sa, Lachhm.an Bibi, W/o. Garibulla Sa in respect of Khata No.15, under Mouza- Nuahat. (Net Copy)
- 21) Regd. Sale Deed bearing Document No.10391112516, Dtd.11.11.2011 executed by Arfan Sa, S/o. Panchu @ Panchakadi Sa in favour of Sekh Etar & Sekh Satar, both are sons of Arphan Sa. (Original)
- 22) The Tahasildar, Sadar Cuttack issued mutation ROR in the name of Sekh Etar & Sekh Satar in respect of Khata No.498/527, under Mouza- Nuahat. (Original)
- 23) Regd. Sale Deed bearing Document No.10391603386, Dtd.28.06.2016 executed by Sekh Etar, S/o. Arphan Sa with the consent of Sekh Satar, S/o. Arphan Sa in favour of Yudhistira Debata, S/o. Late Sudarsana Debata. (Original)
- 24) The Tahasildar, Sadar Cuttack vide its Mutation Case no.4651/2016 issued mutation ROR in the name of Yudhistira Debata in respect of Khata No.498/911, under Mouza- Nuahat. (Original)
- 25) Regd. Sale Deed bearing Document No.10391603388, Dtd.10.07.2017 executed by Yudhistira Debata, S/o. Late Sudarsana Debata in favour of Dreams Destination Developers Pvt. Ltd. represented through its Director Smt. Nitushree Patra. (Original)





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- 26) Regd. Sale Deed bearing Document No.10391703302, Dtd.21.07.2017 executed by Dreams Destination Developers Pvt. Ltd. represented through its Director Smt. Nitushree Patra in favour of Raghupati Estate and Holding Pvt. Ltd. represented through its Managing Director Sri Pravat Kumar Nanda. (Original)
- 27) The Tahasildar, Sadar Cuttack vide its Mutation Case no.4378/2017 issued mutation ROR in the name of Raghupati Estate and Holding Pvt. Ltd. represented through its Managing Director Sri Pravat Kumar Nanda in respect of Khata No.498/911, under Mouza- Nuahat. (Original)
- 28) Revenue rent receipt bearing No.2025-260304009400130, Dtd.06.06.2025 paid by land owner in his own name for the year 2025-26. (Original)
- 29) Memorandum of Article and Association with Incorporation Certificate of Raghupati Estate and Holding Pvt. Ltd. (Original)
- 30) Board Resolution of Raghupati Estate and Holding Pvt. Ltd. (Original)
- 31) Regd. Deed of GPA bearing Document No.10392400433, Dtd.16.01.2024 executed by Raghupati Estate and Holding Pvt. Ltd. represented through its Managing Director Sri Pravat Kumar Nanda in favour M/s. Mahodadhi Homes Pvt. Ltd. Represented through its Managing Director Ashok Kumar Baral. (Original)
- 32) Regd. Deed of Development Agreement bearing Document No.10392400434, Dtd.16.01.2024 executed by Raghupati Estate and Holding Pvt. Ltd. represented through its Managing Director Sri Pravat Kumar Nanda in favour M/s. Mahodadhi Homes Pvt. Ltd. Represented through its Managing Director Ashok Kumar Baral. (Original)
- 33) CDA permission granted vide its letter No-BP/CDA/018878, Dtd.29.05.2025 in favour of Raghupati Estate and Holding Pvt. Ltd. represented through its Managing Director Sri Pravat Kumar Nanda represented through his GPA holder M/s. Mahodadhi Homes Pvt. Ltd. Represented through its Managing Director Ashok Kumar Baral for construction of S+5 storied residential building as per the approved Layout & Building Plan. (Original)
- 34) Building plan approved by the Cuttack Development Authority. (Original)
- 35) Allocation Sharing Agreement executed on Dtd.02.06.2025 between Raghupati Estate and Holding Pvt. Ltd. represented through its Managing Director Sri Pravat Kumar Nanda AND M/s. Mahodadhi Homes Pvt. Ltd. Represented through its Managing Director Ashok Kumar Baral. (Original)
- 36) Memorandum of Article and Association with Incorporation Certificate of M/s. Mahodadhi Homes Pvt. Ltd. (Original)
- 37) Board Resolution of M/s. Mahodadhi Homes Pvt. Ltd. (Original)
- 38) Non-Encumbrance Certificate No.EC0392024000045, Dtd.30.12.2023 issued by the District Sub-Registrar, Cuttack for the period from Dtd.01.01.1984 to Dtd.31.12.1994 i.e. last 11 years. (Original)





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- 39) Encumbrance Certificate No.EC0392023028750, Dtd.08.12.2023 issued by the District Sub-Registrar, Cuttack for the period from Dtd.01.01.1995 to Dtd.31.12.2008 i.e. last 14 years. (Original)
- 40) Encumbrance Certificate No.EC0392023028753, Dtd.08.12.2023 issued by the District Sub-Registrar, Cuttack for the period from Dtd.01.01.2009 to Dtd.07.12.2023 i.e. last 15 years. (Original)
- 41) Non-Encumbrance Certificate No.EC0392023028756, Dtd.08.12.2023 issued by the District Sub-Registrar, Cuttack for the period from Dtd.01.01.1995 to Dtd.31.12.2008 i.e. last 14 years. (Original)
- 42) Encumbrance Certificate No.EC0392023028757, Dtd.08.12.2023 issued by the District Sub-Registrar, Cuttack for the period from Dtd.01.01.2009 to Dtd.07.12.2023 i.e. last 15 years. (Original)
- 43) Non-Encumbrance Certificate No.EC0392024001203, Dtd.15.01.2024 issued by the District Sub-Registrar, Cuttack for the period from Dtd.01.12.2023 to Dtd.14.01.2024 i.e. last 2 years. (Original)
- 44) Encumbrance Certificate No.EC0392024000104, Dtd.29.12.2023 issued by the District Sub-Registrar, Cuttack for the period from Dtd.01.01.1984 to Dtd.31.12.1994 i.e. last 11 years. (Original)
- 45) Encumbrance Certificate No.EC0392023028754, Dtd.08.12.2023 issued by the District Sub-Registrar, Cuttack for the period from Dtd.01.01.1995 to Dtd.31.12.2008 i.e. last 14 years. (Original)
- 46) Encumbrance Certificate No.EC0392023028755, Dtd.08.12.2023 issued by the District Sub-Registrar, Cuttack for the period from Dtd.01.01.2009 to Dtd.07.12.2023 i.e. last 15 years. (Original)
- 47) Encumbrance Certificate No.EC0392024001199, Dtd.15.01.2024 issued by the District Sub-Registrar, Cuttack for the period from Dtd.01.01.2023 to Dtd.14.01.2024 i.e. last 2 years. (Original)
- 48) Encumbrance Certificate No.EC0392025013524, Dtd.11.06.2025 issued by the District Sub-Registrar, Cuttack for the period from Dtd.01.01.2024 to Dtd.10.06.2025 i.e. last 2 years. (Original)
- 49) Encumbrance Certificate No.EC0392025013525, Dtd.11.06.2025 issued by the District Sub-Registrar, Cuttack for the period from Dtd.01.01.2024 to Dtd.10.06.2025 i.e. last 2 years. (Original)

4. Description of the Immovable Property:-

Dist-Cuttack, Tahasil/DSRO- Cuttack, P.S.- Cuttack Sadar, Thana No-48, under **Mouza- Sainda, Khata No.635/784**, Plot No-2069/8929, Area-Ac.0.270dec. & **Khata No.635/744**, Plot No-2069, Area-Ac.0.270dec. & **Khata No.635/785**, Plot No-2072/9014, Area-Ac.0.058dec. & under Mouza- Nuahat, **Khata No.498/911**, Plot No-1271/2563, Area-Ac.0.032dec. (total two mouza, four khatas, four plots, total Area Ac.0.630dec), Status- Stitiban, Kisam- Gharabari (Homestead).





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The different units of Flats consisting of S+5 storied residential Apartment together with the proportionate undivided interest in the project named and styled as "MAHODADHI GALAXY".

Boundaries: - (As Per approved map)

North- Plot No.523/2067, 524/2068, 526/2070 & 527/2071,

South- Plot No.2123, 2075, 2072 & 1271,

East- Plot No.503/2043 & 502/2042.

West- Road.

5. Search in the Sub-Registrar's Office/Tahasil Office:-

i) **Location of the property:** The property is located within the revenue Mouza- Sainda & Nuahat within the Dist. Sub-Registrar of Cuttack, District- Cuttack.

ii) **Search and investigation:**

"MAHODADHI GALAXY" a S+5 storied residential apartment building is proposed to be constructed by M/s. Mahodadhi Homes Pvt. Ltd. Represented through its Managing Director Ashok Kumar Baral over the land measuring an area of Ac.0.630dec. over the Plot No.2069/8929, Plot No-2069, Plot No-2072/9014 & Plot No-1271/2563 under Mouza- Sainda & Nuahat. The flow of title in favour of the land owner Raghupati Estate and Holding Pvt. Ltd. represented through its Managing Director Sri Pravat Kumar Nanda represented through his GPA holder M/s. Mahodadhi Homes Pvt. Ltd. Represented through its Managing Director Ashok Kumar Baral is described below in details:-

Mouza-Sainda,

SET-1

I have personally searched and verified from the Tahasil office & Sub-Registrar Office Cuttack that the property originally belongs to Snehalata Dalei, W/o. Daitari Dalei, Ramakanta Dalei, S/o. Daitari Dalei & Dhruba Dalei, S/o. Nidhi Dalei. They were the joint owners of the property having right, title, interest in and possession over it. Their names had been recorded in the Hal Settlement ROR finally published on Dtd.23.04.1984 in respect of Khata No.323, Plot No-2069, Area Ac.0.540dec., Status- Stitiban, Kisam-Agriculture, under Mouza- Sainda. Subsequently, the Tahasildar, Cuttack Sadar vide its OLR 8(A) Case No.668/2010 issued conversion ROR in the joint names of Snehalata Dalei, W/o. Daitari Dalei, Ramakanta Dalei, S/o. Daitari Dalei & Dhruba Dalei, S/o. Nidhi Dalei in respect of khata No.323, Plot No.2069, Status- Stitiban, Kisam-Gharabari (Homestead) in Mouza- Sainda.





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The land owners Dhruba Dalei, S/o. Nidhi Dalei with the consent of Lata Das & Sandhyarani Pattnayak, both are daughters of Late Nidhi Dalei for their legal necessities sold a portion of the land measuring an Area Ac.0.270dec out of Area Ac.0.540dec from Plot No.2069, in respect of Khata No.323, under Mouza- Sainda in favour of Raghupati Estate and Holding Pvt. Ltd. represented through its Managing Director Sri Pravat Kumar Nanda through a Regd. Deed of Sale bearing Document No.10391604712, Dtd.21.09.2016 and delivered possession.

The Tahasildar, Sadar Cuttack vide its Mutation Case no.6340/2016 issued mutation ROR in the name of Raghupati Estate and Holding Pvt. Ltd. represented through its Managing Director Sri Pravat Kumar Nanda in respect of Khata No.635/744, Plot No.2069, Area Ac.0.270dec. Status- Stitiban, Kisam-Gharabari (Homestead) under Mouza- Sainda. Revenue rent receipt bearing No.2025-260304006300126, Dtd.06.06.2025 paid by land owner in his own name for the year 2025-26.

SET-2

The another land owners Snehalata Dalei, W/o. Daitari Dalei, Ramakanta Dalei, S/o. Daitari Dalei with the consent of Dhruba Dalei, S/o. Nidhi Dalei, Lata Das & Sandhyarani Pattnayak, both are daughters of Late Nidhi Dalei for their legal necessities sold another portion of the land measuring an Area Ac.0.270dec out of Area Ac.0.540dec from Plot No.2069, in respect of Khata No.323, under Mouza- Sainda in favour of Smrutirekha Debata, W/o. Yudhistira Debata through a Regd. Deed of Sale bearing Document No.10391104465, Dtd.18.04.2011 and delivered possession.

The Tahasildar, Sadar Cuttack vide its Mutation Case no.1948/2012 issued mutation ROR in the name of Smrutirekha Debata in respect of Khata No.635/431, Plot No.2069/8929, Area Ac.0.270dec Status- Stitiban, Kisam- Gharabari (Homestead) under Mouza- Sainda.

The land owner Smrutirekha Debata, W/o. Yudhistira Debata for her legal necessities sold the land measuring an Area Ac.0.270dec from Plot No.2069/8929, in respect of Khata No.635/431, under Mouza- Sainda in favour of Dreams Destination Developers Pvt. Ltd. represented through its Director Smt. Nitushree Patra through a Regd. Deed of Sale bearing Document No.10391703089, Dtd.10.07.2017 and delivered possession.

The land owner Dreams Destination Developers Pvt. Ltd. represented through its Director Smt. Nitushree Patra for his legal necessities sold the land measuring an Area Ac.0.270dec from Plot No.2069/8929, in respect of Khata No.635/431, under Mouza- Sainda in favour of Raghupati Estate and Holding Pvt. Ltd. represented through its Managing Director Sri Pravat Kumar Nanda through a Regd. Deed of Sale bearing Document No. 10391703303, Dtd.24.07.2017 and delivered possession.





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The Tahasildar, Sadar Cuttack vide its Mutation Case no.4381/2017 issued mutation ROR in the name of Raghupati Estate and Holding Pvt. Ltd. represented through its Managing Director Sri Pravat Kumar Nanda in respect of Khata No.635/784, Plot No.2069/8929, Area Ac.0.270dec Status- Stitiban, Kisam-Gharabari (Homestead) under Mouza- Sainda. Revenue rent receipt bearing No.2025-260304006300125, Dtd.06.06.2025 paid by land owner in his own name for the year 2025-26.

SET-3

I have personally searched and verified from the Tahasil office & Sub-Registrar Office Cuttack that the property originally belongs to Jobeda Bibi, Sakina Bibi, Amina Bibi, Rihana Bibi, Jaina Begum, Jasmin Sa, all are daughters of Majubul Sa & Abdul Sa, Raheman Sa, Rajaman Sa, Arfan Sa & Suleman Sa, all are sons of Late Panchakadi Sa. They were the joint owners of the property having right, title, interest in and possession over it. Their names had been recorded in the Hal Settlement ROR finally published on Dtd.23.04.1984 in respect of Khata No.35, Plot No.2072, Area Ac.0.290dec Status- Stitiban, Kisam- Gharabari (Homestead), under Mouza- Sainda. By virtue of mutual partition all the land owners were enjoying their share separately.

The land owner Arfan Sa, S/o. Panchu @ Panchakadi Sa for his legal necessities sold a portion of the land measuring an Area Ac.0.116dec out of area Ac.0.290dec from Plot No.2072, in respect of Khata No.35, under Mouza- Sainda in favour of Sekh Etar & Sekh Satar, both are sons of Arphan Sa through a Regd. Deed of Sale bearing Document No.10391209045, Dtd.29.08.2012 and delivered possession.

The Tahasildar, Sadar Cuttack vide its Mutation Case no.5601/2012 issued mutation ROR in the name of Sekh Etar & Sekh Satar in respect of Khata No.635/682, Plot No.2072/8981, Area Ac.116dec Status- Stitiban, Kisam- Gharabari (Homestead), under Mouza- Sainda under Mouza- Sainda.

The land owner Sekh Etar & Sekh Satar, both are sons of Arphan Sa for their legal necessities sold a portion of the land measuring an Area Ac.0.058dec out of area Ac.0.116dec from Plot No.2072/8981, in respect of Khata No.635/682, under Mouza- Sainda in favour of Yudhistira Debata, S/o. Late Sudarsana Debata through a Regd. Deed of Sale bearing Document No. 10391603386, Dtd.28.06.2016 and delivered possession.

The Tahasildar, Sadar Cuttack vide its Mutation Case no.4649/2016 issued mutation ROR in the name of Yudhistira Debata in respect of Khata No.635/735, Plot No.2072/9014, Area Ac.0.058dec Status- Stitiban, Kisam- Gharabari (Homestead), under Mouza- Sainda.





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The land owner Yudhistira Debata, S/o. Late Sudarsana Debata for his legal necessities sold the land measuring an Area Ac.0.058dec from Plot No.2072/9014, in respect of Khata No.635/735, under Mouza- Sainda in favour of Dreams Destination Developers Pvt. Ltd. represented through its Director Smt. Nitushree Patra through a Regd. Deed of Sale bearing Document No.10391603388, Dtd.10.07.2017 and delivered possession.

Subsequently, the land owner Dreams Destination Developers Pvt. Ltd. represented through its Director Smt. Nitushree Patra for his legal necessities sold the land measuring an Area Ac.0.058dec from Plot No.2072/9014, in respect of Khata No.635/735, under Mouza- Sainda in favour of Raghupati Estate and Holding Pvt. Ltd. represented through its Managing Director Sri Pravat Kumar Nanda through a Regd. Deed of Sale bearing Document No.10391703302, Dtd.21.07.2017 and delivered possession.

The Tahasildar, Sadar Cuttack vide its Mutation Case no.4379/2017 issued mutation ROR in the name of Raghupati Estate and Holding Pvt. Ltd. represented through its Managing Director Sri Pravat Kumar Nanda in respect of Khata No.635/785, Plot No.2072/9014, Area Ac.0.058dec Status- Stitiban, Kisam- Gharabari (Homestead), under Mouza- Sainda. Revenue rent receipt bearing No.2025-260304006300124, Dtd.06.06.2025 paid by land owner in his own name for the year 2025-26.

Mouza-Nuahat,
SET-4

The property originally belongs to Jasman Sa, Jobeda Bibi, Sakina Bibi, Amina Bibi, Rihana Bibi, Jaena Begum, all are daughters of Makabul Sa, Raheman Sa, Rajaman sa, Arphan Sa, saliman Sa, all are sons of Panchu Sa, Osiman Sa, S/o. Makabul Sa, Dhani Sa, Julfan Bibi, sons and daughters of Naga Sa, Rafik Sa, Rasid Sa, Bofat Sa, Buljar, Sa, S/o. Najibul Sa, Huria Bibi, W/o. Najibul Bibi, Rahemat Sa, Asraf Sa, Baitula Sa, S/o. Garibulla Sa, Lachhm,an Bibi, W/o. Garibulla Sa. They were the joint owners of the property having right, title, interest in and possession over it. Their names had been recorded in the Hal Settlement ROR finally published on Dtd.23.04.1984 in respect of Khata No.15, Plot No.1271, Area Ac.0.300dec Status- Stitiban, Kisam- Gharabari (Homestead), under Mouza- Nuahat. By virtue of mutual partition all the land owners were enjoying their share separately.

The land owner Arfan Sa, S/o. Panchu @ Panchakadi Sa for his legal necessities sold a portion of the land measuring an Area Ac.0.065dec out of area Ac.0.300dec from Plot No.1271, in respect of Khata No.15, under Mouza- Nuahat in favour of Sekh Etar & Sekh Satar, both are sons of Arphan Sa through a Regd. Deed of Sale bearing Document No.10391112516, Dtd.11.11.2011 and delivered possession.





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The Tahasildar, Sadar Cuttack issued mutation ROR in the name of Sekh Etar & Sekh Satar in respect of Khata No.498/527, Plot No.1271/2130, Area Ac.0.065dec Status- Stitiban, Kisam- Gharabari (Homestead), under Mouza- Nuahat.

The land owner Sekh Etar & Sekh Satar, both are sons of Arphan Sa for their legal necessities sold a portion of the land measuring an Area Ac.0.032.5dec out of area Ac.0.065dec from Plot No.1271/2130, in respect of Khata No.498/527, under Mouza- Nuahat in favour of Yudhistira Debata, S/o. Late Sudarsana Debata through a Regd. Deed of Sale bearing Document No. 10391603386, Dtd.28.06.2016 and delivered possession.

The Tahasildar, Sadar Cuttack vide its Mutation Case no.4651/2016 issued mutation ROR in the name of Yudhistira Debata in respect of Khata No.498/911, Plot No.1271/2563, Area Ac.0.032dec Status- Stitiban, Kisam- Gharabari (Homestead), under Mouza- Nuahat.

The land owner Yudhistira Debata, S/o. Late Sudarsana Debata for his legal necessities sold the land measuring an Area Ac.0.032dec from Plot No.1271/2563, in respect of Khata No.498/911, under Mouza- Nuahat in favour of Dreams Destination Developers Pvt. Ltd. represented through its Director Smt. Nitushree Patra through a Regd. Deed of Sale bearing Document No.10391603388, Dtd.10.07.2017 and delivered possession.

Subsequently, the land owner Dreams Destination Developers Pvt. Ltd. represented through its Director Smt. Nitushree Patra for his legal necessities sold the land measuring an Area Ac.0.032dec from Plot No.1271/2563, in respect of Khata No.498/911, under Mouza- Nuahat in favour of Raghupati Estate and Holding Pvt. Ltd. represented through its Managing Director Sri Pravat Kumar Nanda through a Regd. Deed of Sale bearing Document No.10391703302, Dtd.21.07.2017 and delivered possession.

The Tahasildar, Sadar Cuttack vide its Mutation Case no.4378/2017 issued mutation ROR in the name of Raghupati Estate and Holding Pvt. Ltd. represented through its Managing Director Sri Pravat Kumar Nanda in respect of Khata No.498/911, Plot No.1271/2563, Area Ac.0.032dec Status- Stitiban, Kisam- Gharabari (Homestead), under Mouza- Sainda. Revenue rent receipt bearing No.2025-260304009400130, Dtd.06.06.2025 paid by land owner in his own name for the year 2025-26.

Raghupati Estate and Holding Pvt. Ltd. is a Private Limited company incorporated under the companies Act, 1956 bearing corporate identity No-U70101OR2011PTC013076 for the year 2010/11 and having its office Office At- Samanta Sahi, P.S.- Purighat, Dist- Cuttack, Odisha represented through its Managing Director Sri Pravat Kumar Nanda. As per the extracts of the meetings by the Board of Directors/Members of M Raghupati Estate and Holding Pvt. Ltd. Sri Pravat Kumar Nanda, Chairman-cum-Managing Director is authorized to sign all the documents on behalf of the company project.





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In intending to get maximum usufructs, the aforesaid land owner/company Raghupati Estate and Holding Pvt. Ltd. represented through its Managing Director Sri Pravat Kumar Nanda has decided to develop his total land area i.e. Ac0.630dec. by constructing a residential apartment over the land in respect of the above described revenue Plots and due to lack of knowledge in construction he has appointed one developer/builder company i.e. M/s. Mahodadhi Homes Pvt. Ltd. Represented through its Managing Director Ashok Kumar Baral for construction of flats on a sharing ratio of 60%:40% over his land for which a Regd. Agreement for Development of flats has been executed by the land owner bearing Document No.10392400434, Dtd.16.01.2024 in favour of M/s. Mahodadhi Homes Pvt. Ltd. Represented through its Managing Director Ashok Kumar Baral. The land owner namely Raghupati Estate and Holding Pvt. Ltd. represented through its Managing Director Sri Pravat Kumar Nanda to carry out the work i.e. to do all acts, deeds and things including sell of the property by constructing residential flats over the land in respect of above described revenue Plots on a sharing basis, the land owner executed a Regd. General Power of Attorney bearing Document No-10392400433, Dtd-16.01.2024 under Mouza- Sainda & Nuahat in favour of M/s. Mahodadhi Homes Pvt. Ltd. Represented through its Managing Director Ashok Kumar Baral to do execute and perform all acts, deeds and things including construction of flats and sell of the flats except land owners share on her behalf.

The CDA permission granted vide its letter No-BP/CDA/018878, Dtd.29.05.2025 in favour of Raghupati Estate and Holding Pvt. Ltd. represented through its Managing Director Sri Pravat Kumar Nanda represented through his GPA holder M/s. Mahodadhi Homes Pvt. Ltd. Represented through its Managing Director Ashok Kumar Baral for construction of S+5 storied residential building as per the approved Layout & Building Plan.

The builder/developer is constructing all total 59 nos. of Flats and as per the Allocation Sharing Agreement, the land owner Raghupati Estate and Holding Pvt. Ltd. represented through its Managing Director Sri Pravat Kumar Nanda are allotted 23 nos. of and rest 36 nos. of Flats are allotted to the Developer Company.

M/s. Mahodadhi Homes Pvt. Ltd. is a Private Limited company incorporated under the companies Act, 1956 bearing corporate identity No-U45200OR2019PTC032225 for the year 2018/19 and having its office At- Plot No.N3/457, IRC Village, P.O./P.S.: Nayapalli, Bhubaneswar, Dist- Khurda, Odisha represented through its Managing Director Ashok Kumar Baral. The M/s. Mahodadhi Homes Pvt. Ltd. is a construction company carrying on the business of builders, construction and also carries on the business of Property amongst others. The M/s. Mahodadhi Homes Pvt. Ltd. will construct a residential apartment in the named and styled as "MAHODADHI GALAXY".





Ref. No. 08/25

Date 11/06/2025

As per the extracts of the meetings by the Board of Directors/Members of M/s. Mahodadhi Homes Pvt. Ltd. Ashok Kumar Baral, Managing Director is authorized to sign all the documents related with the "**MAHODADHI GALAXY**" project on behalf of the company.

The flow of title in favour of Raghupati Estate and Holding Pvt. Ltd. represented through its Managing Director Sri Pravat Kumar Nanda represented through his GPA holder M/s. Mahodadhi Homes Pvt. Ltd. Represented through its Managing Director Ashok Kumar Baral is absolute, clear and marketable and the property is free from all sorts of encumbrances.

Yours faithfully



Subrat Kumar Dwibedi
(Enrolment No.O-185/07)
Advocate